

Town Green Street

Rothley, Leicester, LE7 7NU



A charming and characterful home offering space and natural light in abundance, with plenty of potential to extend (STPP) without compromising garden space, positioned in a highly sought after residential location, close to plentiful amenities and transport links.

£290,000



John German 

This beautiful home would make an ideal purchase for first time buyers, professional couples, or those wishing to downsize.

The property is located within easy reach of a wide range of local amenities; Rothley C of E Primary School, Rothley Library, Ivanhoe Tennis Club and Woodcock Farm Shop are all less than half a mile away from the front door. Plenty of shops, boutiques, pubs and restaurants serve this wonderful village community and nature lovers and outdoor enthusiasts will appreciate the abundance of nearby green spaces, perfect for walking and cycling.

Commuters will benefit from excellent transport links with easy access to the M1 and A6 and regular bus service. Loughborough & Leicester Railway Stations are within a 20-minute drive, providing links to London and Edinburgh. East Midlands Airport is only 25 minutes away by car.

Accommodation comprises; two bedrooms, family bathroom, lounge, dining room and kitchen.

Externally, the private rear garden is of excellent size and very well presented with paved patio seating area, attractive lawn and mature borders. On street parking is easily available to the front of the property.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: A shared access arrangement (common in terrace properties) is in place with no.11 to the front and rear.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: On road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Cable - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Charnwood Borough Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/15042026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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Agents' Notes

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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