



Hickling Close | Rothley

Creightons Estate Agents are delighted to present this beautifully maintained family home situated in the desirable village of Rothley, within walking distance of Rothley Village Centre. The development benefits from a dedicated play area, ideal for families with young children and the property features off-road parking and a low-maintenance rear garden. The property has been thoughtfully upgraded throughout, offering a move-in-ready home.

- Exceptionally presented three-bedroom family residence in the highly sought-after village of Rothley
- Dining kitchen, separate living room, and downstairs W.C.
- Stunning primary bedroom acquiring with dressing area and en-suite shower room
- Low-maintenance rear garden with patio and decking area
- Allocated parking at the rear of the property with space for 2 cars in tandem, leading to a single garage

LOCATION

Rothley is a particularly well serviced Charnwood Forest village situated around a traditional village green and offering extensive local facilities including popular pubs, restaurants, shops, and gyms. The village is particularly well placed for fast access to Loughborough and Leicester and the M1 at Markfield. Local facilities also include Rothley Park Golf Club, Rothley Court Hotel and Restaurant as well as Leicestershire's only Michelin Star restaurant being a few minutes' drive away in neighbouring Mountsorrel. Local beauty spots include Swithland Reservoir and Bradgate Park.







GROUND FLOOR

Upon entering, you are welcomed into a hallway with staircase leading to the first floor and direct access to the living room. The living room features oak-effect flooring, a stone-effect fireplace (which can be reinstated if desired), and tasteful décor with coving. An understairs storage cupboard provides practical storage solutions.

The modern kitchen is fitted with a comprehensive range of Shaker-style wall and base units, complemented by a solid oak worktop and a tiled splashback. Integrated appliances include an electric oven, gas hob with extractor fan, and there is space for a dishwasher, washing machine, and fridge/freezer. Patio doors lead seamlessly to the rear garden. A conveniently located downstairs W.C. completes the ground floor.

FIRST FLOOR

The first-floor landing provides access to two bedrooms and the family bathroom. Bedroom two, situated at the rear, is generously proportioned and currently used as an additional living space. Bedroom three, located at the front, offers versatile accommodation.

The family bathroom is elegantly appointed with black and white wall tiles, Victorian-style flooring, a bath with shower attachment, wash hand basin, and W.C.

SECOND FLOOR

The primary bedroom occupies the entire top floor, accessed via a staircase from the first-floor landing. This spacious bedroom features a dressing area with fitted wardrobes, a private en-suite with a tiled shower, W.C., wash hand basin, heated towel rail, and Victorian-style flooring. An archway seamlessly connects the bedroom to the dressing area, creating a luxurious and cohesive space.

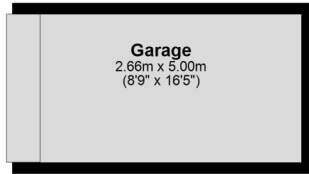
OUTSIDE :

The property offers allocated off-road parking at the rear with space for 2 cars in tandem, with access to a single garage. A gated back entrance provides access to the rear garden, which includes a patio area with decking and a lawn, ideal for outdoor relaxation.





Hickling Close | Rothley | Leicestershire



SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band C.



Main area: Approx. 91.3 sq. metres (983.2 sq. feet)
Plus garages: approx. 13.3 sq. metres (143.2 sq. feet)

Floor plans are not to scale and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose.
Plan produced using PlanUp.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Creightons Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.



