

William.



5 Macaulay Road
Rothley, Leicester, LE7 7PY

Guide price £300,000



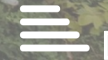
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William is delighted to offer this stunning and immaculately presented three-bedroom mid-townhouse to the market. Situated in the heart of Rothley, the property is ideally located just steps away from the village's wide array of amenities. It would make an ideal home for first-time buyers or investors alike. Viewing is highly recommended to fully appreciate the standard of finish and spacious accommodation on offer.

Located on Macaulay Road, in the ever-popular Charnwood village of Rothley, this fantastic home has been lovingly maintained and updated by the existing owners, with bright and spacious accommodation currently set over two floors, in brief comprising: Inviting entrance hall, formal living room with feature log burner, separate dining room, kitchen and conservatory to the ground floor. To the first floor are three well-proportioned bedrooms and a modernised family bathroom with both a full length bath and separate walk-in shower cubicle. Externally the property boasts a private driveway with parking for two vehicles and a beautiful, fully enclosed low maintenance rear garden which is the ideal space for family life and outdoor entertaining!

Surrounded by charming countryside, Rothley boasts a mix of period charm and modern convenience with a range of local amenities including independent shops, supermarket, pubs and cafes. There are a number of primary and secondary schooling options nearby and the location also provides fantastic transport links to Loughborough, Leicester and Nottingham with quick links to the M1, M69, A6 and A46 road networks and further rail links to Nottingham and Leicester from neighbouring Barrow upon Soar and Sileby stations, as well as direct trains to London St. Pancras from Loughborough train station.

Viewing of this fantastic property cannot be recommended highly enough to fully appreciate the level of finish and accommodation on offer & are strictly By Appointment Only - To be arranged directly via William.

ACCOMMODATION:





GROUND FLOOR

Entrance Hall
14'9" x 6'6" (4.5 x 2.0)

Living Room
12'11" x 11'9" (3.95 x 3.6)

Dining Room
12'11" x 11'9" (3.95 x 3.6)

Conservatory
11'1" x 9'6" (3.4 x 2.9)

Kitchen
18'10" x 8'8" (5.75 x 2.65)

Outbuilding / Utility
11'1" x 5'4" (3.4 x 1.65)

FIRST FLOOR

Landing

Bedroom 1
11'11" x 11'9" (3.65 x 3.6)

Bedroom 2
11'11" x 11'9" (3.65 x 3.6)

Bedroom 3
9'6" x 8'0" (2.9 x 2.45)

Family Bathroom
9'6" x 9'4" (2.9 x 2.85)

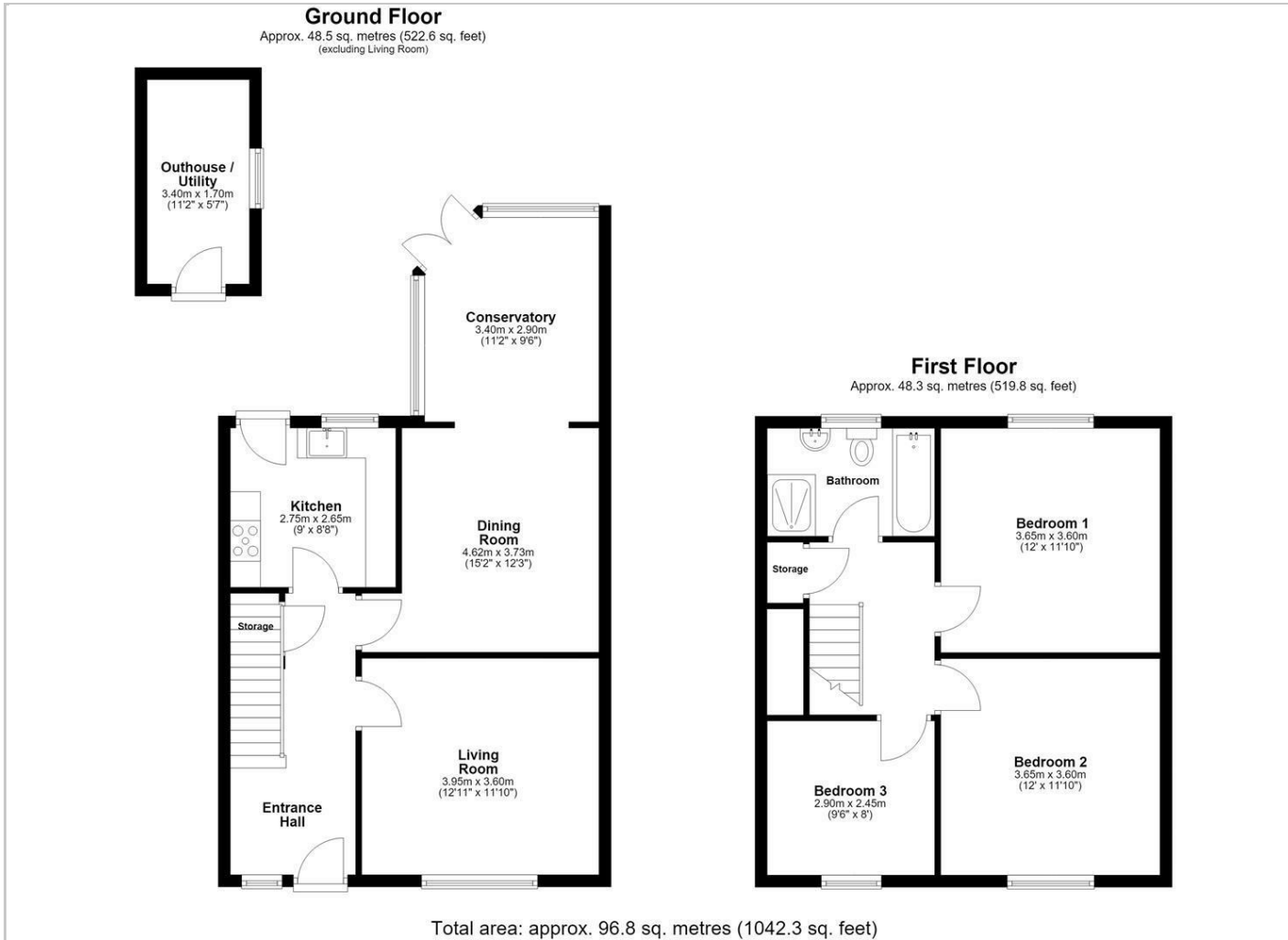
OUTSIDE

Rear Garden

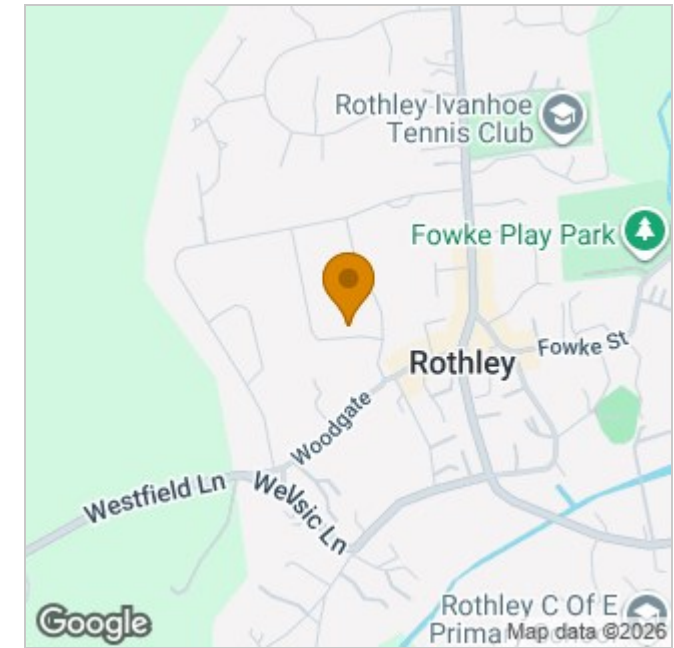
Driveway / Parking

DISCLAIMER

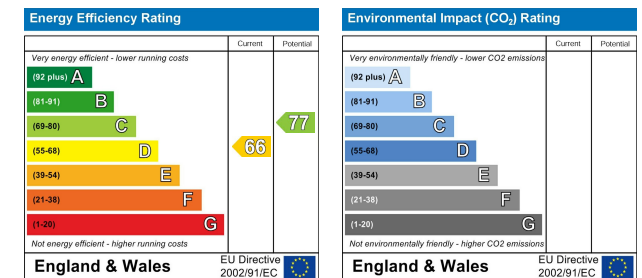
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Team on 01509 426 106 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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