



SWITHLAND LANE | ROTHLEY

KEY FEATURES:

- Located on the **highly prestigious Swithland Lane**, one of Rothley's most desirable addresses
 - Well-presented **three-bedroom home** with character features throughout
 - Large driveway and **single garage** (adjacent driveway owned by No.130)
 - Spacious front lounge with **brick fireplace and cast iron fire**
 - Open-plan **kitchen diner** with countryside views and **boiling water tap**
 - Separate **utility room** with access to garage and downstairs WC
 - Principal bedroom with **ensuite bathroom**
 - Attractive rear garden with **decking, pergola, and open field views**
 - Sought-after village location close to amenities
 - Internal viewing recommended



PROPERTY DESCRIPTION:

Situated on the **prestigious Swithland Lane**, this charming three-bedroom home offers a blend of character, modern living, and a semi-rural outlook, all within easy reach of Rothley village centre. The property benefits from a large driveway and garage and enjoys open views to the rear, making it a rare opportunity on one of the area's most sought-after roads.

Swithland Lane is widely regarded as one of Rothley's most prestigious and sought-after roads, offering a semi-rural setting while remaining within easy reach of the village centre. Rothley is a well-serviced Charnwood Forest village with a range of amenities including pubs, restaurants, shops, gyms, and leisure facilities. The village provides excellent access to **Loughborough, Leicester, and the M1**, with nearby attractions including **Bradgate Park, Swithland Reservoir, Rothley Park Golf Club**, and Rothley Court Hotel.







GROUND FLOOR

A porch with distinctive tiled flooring opens directly into the front lounge, a bright space featuring wood-effect flooring, a striking brick fireplace with cast iron fire, and stairs rising to the first floor.

To the rear is an open-plan kitchen diner fitted with cream units, wooden worktops, breakfast bar, integrated appliances, and a **boiling water tap**, with doors opening onto the garden. A separate utility room provides additional storage and access to the garage and WC

FIRST FLOOR

The principal bedroom spans from front to rear and benefits from two windows, creating a bright and airy feel, along with a well-appointed ensuite bathroom finished with modern tiling and marble-effect flooring.

There are two further bedrooms, including a generous front-facing double with fitted storage and a feature cast iron fireplace, and a third bedroom overlooking the rear garden and open fields.

The family bathroom is centrally positioned and fitted with a shower, WC, and wash hand basin, finished with contemporary wall tiling, **marble-effect tiled flooring**, and a heated towel rail.

OUTSIDE

The rear garden is mainly laid to lawn with a decked seating area and pergola, enjoying **open views over surrounding fields and woodland**. A garage and generous driveway sit to the front.

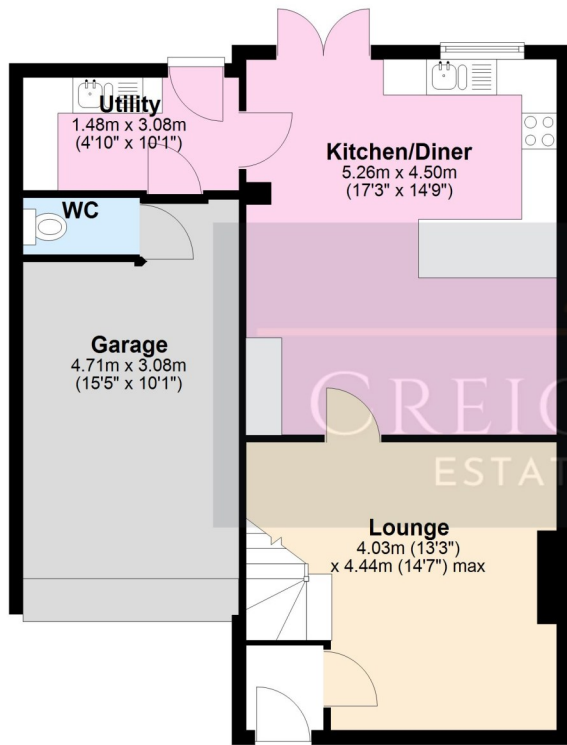




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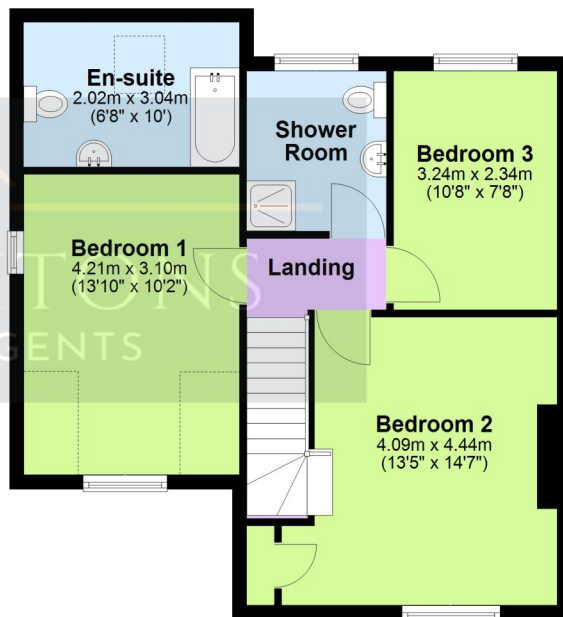
Ground Floor

Approx. 64.7 sq. metres (696.6 sq. feet)



First Floor

Approx. 53.0 sq. metres (570.4 sq. feet)



Total area: approx. 117.7 sq. metres (1267.1 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.

SERVICES

All mains services are available and connected.

COUNCIL

CHARNWOOD BOROUGH COUNCIL.

COUNCIL TAX BAND E

core	Energy rating	Current	Potential
2+	A		
1-91	B		83 B
9-80	C		
5-68	D	66 D	
9-54	E		
1-38	F		
-20	G		

NTS

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.



