





# The Rise | Rothley

Creightons Estate Agents are delighted to bring to the market this attractive and beautifully modernised, bay fronted two bedroom mid- townhouse, tucked away within a quiet cul-de-sac at the heart of the ever-popular village of Rothley.

The property has been thoughtfully updated throughout and is presented in turnkey condition. The ground floor offers a welcoming and well-proportioned layout, with a comfortable living space leading through to a

## KEY FEATURES

- Traditional two bedroom mid-terraced property
- Quiet cul-de-sac position in the heart of Rothley village
- Modernised throughout and presented in excellent condition
- Stylish refitted kitchen with integrated appliances
- Contemporary refitted bathroom
- Bright and well-proportioned living accommodation
- Large, private rear garden

## 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

The property is entered via a welcoming hallway that leads to the first floor and the front-facing lounge. The spacious lounge is beautifully presented, featuring a large bay window that floods the room with natural light, elegant coving, and a charming feature fireplace. From here, you can access the rear-facing kitchen/diner.

The kitchen/diner offers a range of cream shaker-style wall and base units with complementary wood effect worktops, integrated appliances, a double oven, and an extractor hood. Double windows and a glass panelled door provide lovely views of the rear garden and allow plenty of natural light to flow through. The space is finished with wood effect flooring, a designated dining area, and spotlights and understairs storage.

## FIRST FLOOR

The first floor landing provides access to two well proportioned bedrooms and the family bathroom. The primary bedroom, a generous double, is positioned to the front of the property and benefits from a large bay window and an additional window, allowing plenty of natural light. It is beautifully decorated throughout.

The second bedroom, also a double, is situated at the rear with pleasant views over the garden and features a charming dado rail.

The recently fitted and upgraded family bathroom offers a modern white three piece suite comprising a basin, WC, and bath, along with a separate shower over a wet room style floor. The space is finished with stylish floor to ceiling white metro tiles and complemented by chrome fittings.

## OUTSIDE

The property enjoys a particularly generous and private rear garden, providing an excellent outdoor space for relaxing, entertaining, or gardening. Its size and privacy make it a real standout feature for a property of this type. To the front, the home is pleasantly positioned within the cul-de-sac, offering a quiet and safe environment.









# The Rise | Rothley | Leicestershire

## SERVICES

All mains services are available and connected.

## COUNCIL

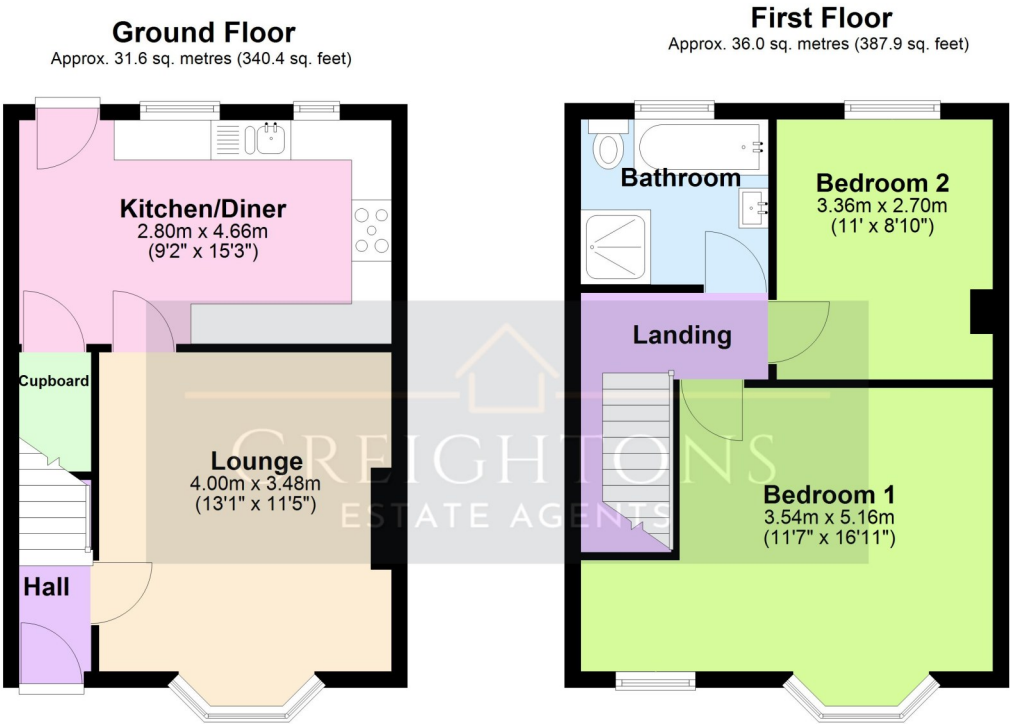
Charnwood Borough Council. Council tax band B.

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## 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.



Total area: approx. 67.7 sq. metres (728.3 sq. feet)

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Plan produced using PlanUp.

8 The Rise, Rothley





WILDFLOWER



