



Yeoman Way | Rothley

The house type known as “The Hatfield” was constructed in 2015 By Charles Church. This modern detached three-bedroom family home is located within walking distance to Rothley village centre and Rothley primary school.

- Detached family home built in 2015 by Charles Church Homes
- Open plan dining kitchen with french doors to rear garden
- Three Bedrooms, the primary bedroom having an Ensuite shower room
- Driveway for two vehicles
- Landscaped front and rear gardens
- Remaining NHBC warranty
- Early viewing highly recommended
- Built-in air conditioning in 2 bedrooms

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. Rothley is particularly well placed for access to Loughborough endowed schools and Ratcliffe College.





23
Treadmill Way

PEUGEOT



GROUND FLOOR

The property is entered into via a spacious entrance hallway. The living room sits to the front of the property overlooking the front garden. The dining kitchen runs the width of property and sits to the rear of the home with patio doors overlooking the landscaped rear garden. The kitchen itself has a contemporary finish with fitted cabinets and complimentary worktop with tiled splashback. There is an integrated electric oven, gas hob, extractor fan and space for a dishwasher and fridge/freezer. There is ample space for a dining table, making this room the real heart of the home. The utility is situated off the kitchen with entrance door to side aspect and is fitted with built in cupboards and space for the washing machine and dryer. There is also a ground floor w.c and storage cupboard under the stairs.



FIRST FLOOR

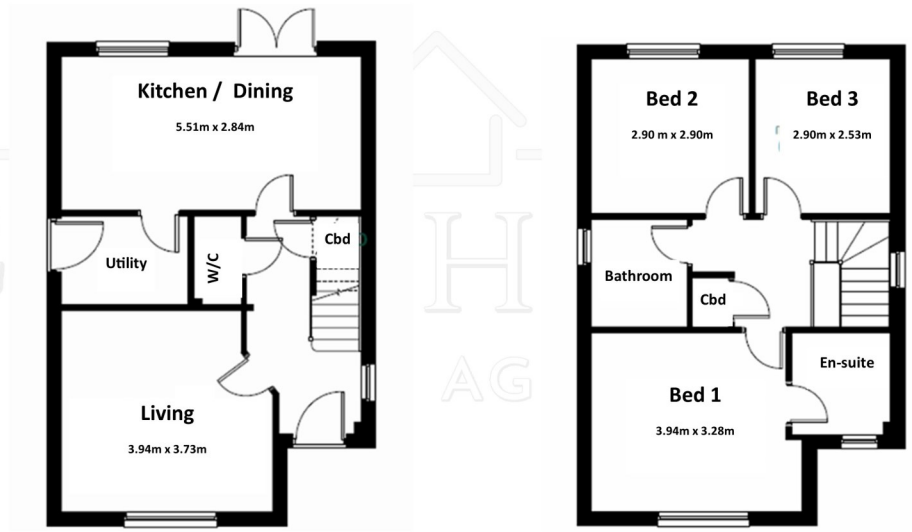
The first floor is accessed via the staircase from the hallway. The principal bedroom sits to the front of the home with Ensuite shower room. There are two further bedrooms overlooking the rear garden, two of these having built-in air conditioning. The family bathroom incorporates a white suite with panelled bath with shower over, w.c, wash hand basin

OUTSIDE

There is a gated side entrance to access the rear garden. The driveway offers car standing for two vehicles. The rear garden is mainly laid to lawn with patio area for dining and further decked area enclosed by a timber panelled fence.



Yeoman Way | Rothley | Leicestershire



GROUND FLOOR

FIRST FLOOR

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council

Council tax band D

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	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.



