



# Rothley Village

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Rothley is an historic village in the heart of Charnwood. At its centre is a traditional village green and extensive local facilities including popular pubs, restaurants and shops.

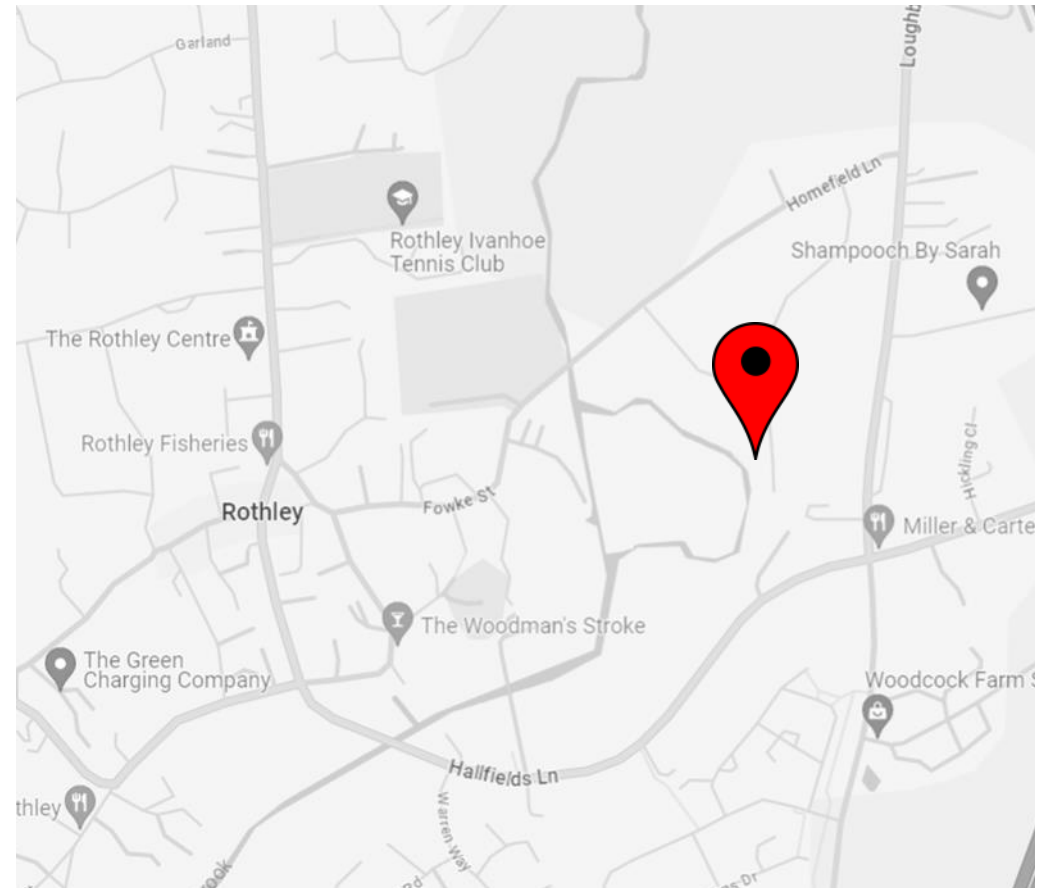
The village is well placed for fast access to Loughborough and Leicester and the M1. Rail access is available at the nearby Sileby station and Loughborough station.

Recreational and leisure facilities include Rothley Park Golf Club, Rothley Court Hotel as well as Leicestershire's only Michelin Star restaurant being a few minutes' drive away in neighbouring Mountsorrel. Its beauty spots include Swithland Reservoir and the historic Bradgate Park and Rothley Station, all within walking distance.

Rothley is served by its local primary school and is in catchment for three local secondaries. It also offers excellent access to Loughborough Endowed Schools and Ratcliffe College.

The village has great community life which includes local charitable events throughout the year and at Christmas.

Grangefields Drive offers the opportunity to part of this sought after location and is suited to families and professionals alike.



# Grangefields Drive | Rothley

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Brocks Den, offers a rare opportunity to acquire a superbly presented, upgraded and extended detached family home in the heart of Rothley village centre with five/six bedrooms. Set at the end of a cul-de-sac and backing onto Rothley Brook this elevated, extensive family home offers a flexible living space over three floors. Internal viewing is highly recommended to appreciate the standard of accommodation available.

- Detached home over three floors, in the heart of Rothley with stunning rear views
- Generous porch, hallway, downstairs shower room and living room with log burner with extensive views over Rothley Brook
- Beautifully equipped family dining kitchen with again stunning views and doors opening onto tiered garden with separate utility room/boot room
- Four double bedrooms to the first floor with Ensuite and family bathroom
- The top floor has been cleverly created offering a very flexible living space, currently used as a bedroom, office space and family room with balcony windows
- Established private, low maintenance rear garden that is tiered, offering a selection of seating areas with handy log store
- Parking and integral garaging with side access through boot room/utility room
- Internal viewing highly recommended to appreciate the quality of this home







## GROUND FLOOR

The property is accessed through a handy porch area that takes you into the generous hallway, with stripped wooden floors that flow through the ground floor living space. The heart of this home is the beautifully equipped dining kitchen, living area with doors opening onto a seating area to take in the stunning views. The kitchen itself is beautifully designed with a cottage feel, with a range of built in cupboards with complimentary worktops and attractive tiling. There is an integrated fridge and space for a cooker and dishwasher. The boot room/utility room is accessed via the kitchen, with tiled flooring and space for your washing machine and dryer. (Formerly part of the integral garage) and has a service door to the side access. The living room is bright and airy but has a cosy feel, with the beautiful addition of a log burning stove and again double doors that offer access to the rear decked area. To the ground floor there is also a convenient shower room and under stairs storage.

## FIRST FLOOR

The first floor is accessed via the staircase ascending from the entrance hallway, with four double bedrooms on this level. The primary bedroom is located to the rear of the home with the benefit of a shower room. Three further comfortable double bedrooms on this level and a family bathroom which has been refitted with panelled bath with shower over, heated towel rail, pedestal wash hand basin and w.c There is a further staircase for access to the loft conversion.

## SECOND FLOOR

The second floor offers a flexible living space and could quite easily house the primary bedroom with dressing room and the potential to add a further bathroom. As it is, it is currently used as a family room with balcony windows, that offer views over Rothley Church with separate office area and separate bedroom (bedroom five).

## OUTSIDE

The property has off road parking to the front of the home with side access to the rear garden on both sides. The garaging is integral and can be access via the hallway internally. The garage has been partly used to create the utility/boot room, however there is still one and a half garage space remaining. The rear garden is particularly special and offers a range of tiered seating areas with stunning private views that back onto Rothley Brook. The garden really needs to be seen to be appreciated.





# Brocks Den | Grangefields Drive | Rothley



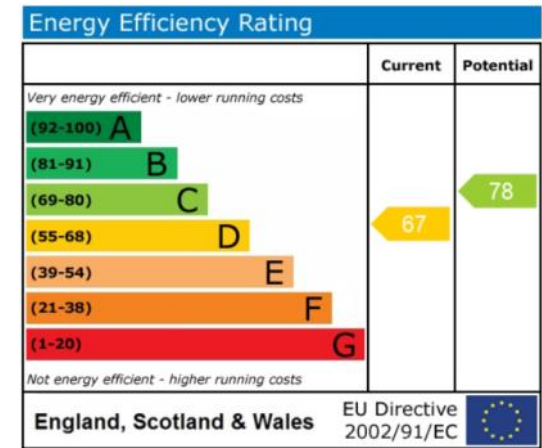
## SERVICES

All mains services are available and connected.

## COUNCIL

Charnwood Borough Council

Council tax band F



## 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.



