



Mountsorrel Lane | Rothley

Creightons Estate Agents are pleased to welcome to the market, 129 Mountsorrel Lane, Rothley. Set within walking distance to Rothley village centre shops and amenities. Recently extended semi-detached family home with open plan family dining kitchen area with central island and space for both dining furniture and seating area the ideal layout for family living.

- Modernised and extended semi-detached home close to Rothley village centre
- Beautifully extended open plan dining kitchen with Velux windows and patio doors to rear garden
- Cosy Living room with feature fire place with log burning stove
- Three bedrooms with family bathroom to the first floor
- Off road parking for several vehicles and rear garden with patio and lawn
- Situated within walking distance to Rothley village centre and amenities

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 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 the historic Bradgate Park. Rothley offers excellent access to Loughborough Endowed Schools and Ratcliffe College.





FEARS NOT ABOUT
Waiting For
THE STORM
PASS...
IT IS ABOUT
Learning
TO DANCE
IN THE RAIN.

Handwritten note on a small chalkboard.

Light switch on the wall.

Electrical outlet on the wall.



GROUND FLOOR

The property is entered into via a hallway. The cosy lounge overlooks the front of the home with feature fire place and log burning stove. The extended light and airy dining kitchen has been fitted with a classic range of kitchen units with complimentary worktops, Belfast sink and space for a range cooker with hood, there is also a central island with USB port. There is space within the kitchen for a dining table and also seating area. The patio doors open onto the patio area and landscaped private rear garden. There is also the benefit of a downstairs w.c.

FIRST FLOOR

The staircase ascends from the hallway to the first floor. There are three bedrooms on this level as well as a generous family bathroom. The primary bedroom is located to the front of the home and has the benefit of built in wardrobes and beautifully fitted Ensuite shower room with rainfall shower and fitted sink with vanity unit, w.c and heated towel rail. There are two further bedrooms and modern family bathroom with P shaped bath with shower over, pedestal wash hand basin, w.c and heated towel rail.

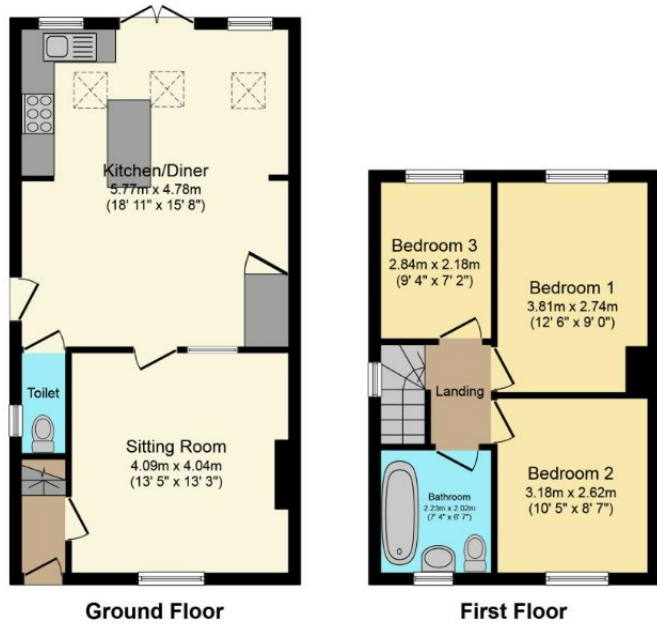


OUTSIDE

The driveway is located to the front of the property with gated side entrance with access to the rear garden. The landscaped garden comprises a patio area for dining, opening onto the lawned area.



Mountsorrel Lane | Rothley | Leicestershire



Total floor area 82.0 sq. m. (883 sq. ft.) approx

ESTATE AGENTS

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 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.





