



Burrow Drive | Rothley

KEY FEATURES:

- Available on the **70% Affordable Ownership Scheme** – price reflects 70% of the full market value.
- Attractive **semi-detached home with private driveway**, positioned in a desirable cul-de-sac location.
- **Three well-proportioned bedrooms**, including a principal bedroom with an en-suite shower room.
- Spacious **open-plan kitchen/dining area** with French doors opening onto the rear garden.
- Situated within walking distance of **Rothley Primary School** and the charming Rothley village centre.
- **Early viewing is highly recommended** to fully appreciate the quality and location of this home.

PROPERTY DESCRIPTION:

Built in 2015 by renowned housebuilder Charles Church, this modern semi-detached residence presents a rare opportunity to acquire a home under the **local Affordable Housing Scheme** on a 70% ownership basis. The property combines modern design, energy efficiency, and family-friendly living spaces, making it an ideal purchase for first-time buyers, young families, or downsizers seeking a well-connected yet village-based lifestyle.

The property is arranged over two floors and thoughtfully designed to maximise light, space, and functionality. Highlights include a contemporary open-plan dining kitchen with integrated appliances and direct access to the garden, a comfortable lounge, and three bedrooms with an en-suite to the principal suite. Externally, the home benefits from a driveway and landscaped 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

Upon entering the property, a welcoming hallway provides access to all principal rooms and includes the convenience of a downstairs cloakroom. To the front of the home lies a bright and comfortable lounge, enhanced by a useful understairs storage cupboard. To the rear is the heart of the home — a spacious open-plan dining kitchen fitted with a modern range of wall and base units, complementary work surfaces, and an integrated oven and hob. There is also space for additional appliances such as a fridge/freezer and washing machine. French doors open directly onto the rear garden, creating a seamless flow between indoor and outdoor living.

FIRST FLOOR

A staircase rises from the hallway to a central landing, providing access to the first-floor accommodation. The principal bedroom, positioned at the front of the property, is generously sized and benefits from a built-in cupboard as well as its own en-suite shower room. To the rear of the home are two further bedrooms, one a well-proportioned double and the other a versatile single that could serve equally well as a child's room, study, or guest bedroom. Completing the first floor is a modern family bathroom, fitted with a white suite comprising a panelled bath, wash hand basin, and w.c.



OUTSIDE

The property enjoys a private driveway to the front, offering off-road parking for residents and visitors. A gated side passage provides access to the rear garden.

The rear garden has been thoughtfully landscaped to provide both practicality and enjoyment, with a paved patio area ideal for outdoor dining and entertaining, which in turn leads onto a neatly maintained lawn. This secure and enclosed space creates an excellent setting for children to play or for hosting friends and family in the warmer months.



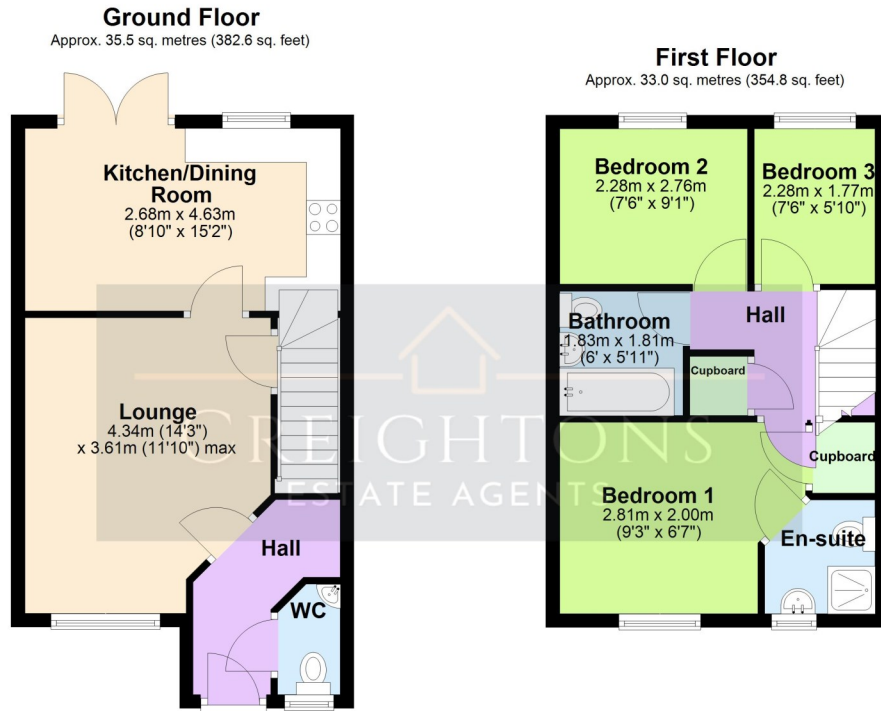
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SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band B.



Total area: approx. 68.5 sq. metres (737.4 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.
Plan produced using PlanUp.

27 Burrow Drive, Rothley

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 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.



