



Sheepcote | Rothley

Creightons Estate Agents are pleased to offer a beautifully renovated, extended detached family residence situated in the centre of Rothley. This spacious home features four bedrooms and ample reception areas, providing an ideal layout for family living. The property is available with NO CHAIN, facilitating a smooth purchase process.

- A renovated, beautifully presented and extended executive detached family residence situated in the heart of Rothley.
- The property offers a spacious living room with log burner with access to a further snug area that leads to the rear garden with a separate study or playroom.
- The contemporary open-plan family dining kitchen is well-equipped with integrated appliances and is complemented by a separate utility room.
- Upstairs, there are four bedrooms, along with a separate beautifully fitted family bathroom.
- The established, private rear garden requires minimal maintenance and includes various seating areas.
- Driveway located to the front of the home offers off road parking and leads to a single garage
- Located on the highly desirable Garland development.
- The property is offered with no upward chain, and internal viewing is highly recommended to fully appreciate its quality.

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







GROUND FLOOR

The property features a spacious hallway with wooden flooring. The central part of the home is a well-equipped, refitted dining kitchen. This contemporary space has been renovated to include a stunning fitted kitchen with complimentary worktops. The kitchen includes an integrated fridge freezer, dishwasher, and double oven with hob and extractor fan. Adjacent to the kitchen, there is an additional room that could serve as a utility space with access to the garage and to the rear garden.

The generous living room is bright and airy, yet maintains a cozy atmosphere, featuring a log burner and snug area with doors that open on to the rear garden. On the ground floor, there is also a playroom or study accessible from the hallway. There is also a ground floor w.c.

FIRST FLOOR

The first floor is accessed via the staircase ascending from the entrance hallway, with four bedrooms on this level. The primary bedroom is located to the front of the home with the benefit of built in wardrobes. Three further comfortable bedrooms on this level and a beautifully refitted family bathroom.

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OUTSIDE

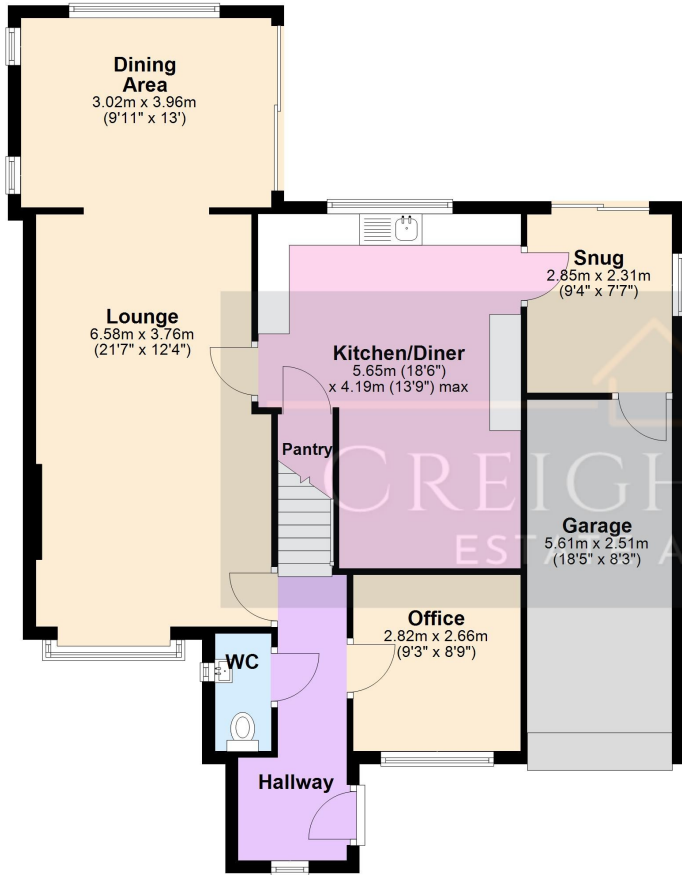
The property features off-road parking at the front, with side access leading to the rear garden. The low-maintenance rear garden has a private outlook an ideal space for entertaining and dining.



Sheepcote | Rothley | Leicestershire

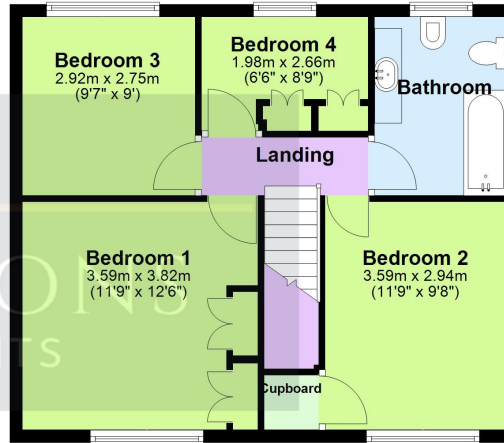
Ground Floor

Approx. 99.9 sq. metres (1074.9 sq. feet)



First Floor

Approx. 51.7 sq. metres (556.8 sq. feet)



Total area: approx. 151.6 sq. metres (1631.6 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.

2a The Sheepcote, Rothley

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band E.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	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.



