



# Barwell Drive | Rothley

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Creightons Estate Agents proudly present a four-bedroom detached family residence, constructed by William Davis in 2020, with NHBC warranty remaining. Located within Rothley Primary School catchment, this property provides an excellent family living environment with modern features and convenient amenities.

- Detached double fronted four bedroomed detached home built by William Davis in 2020
- Catchment for Rothley Primary School
- The property offers a spacious living room with separate study/playroom
- 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, the primary with En-suite shower room, along with a separate beautifully fitted family bathroom.
- Driveway provides off road parking and leads to a single garage
- Closed chain – Sellers onward plans confirmed
- NHBC remaining warranty

## 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.







## GROUND FLOOR

The property features a spacious hallway with neutral carpeting, leading to a modern, well-equipped dining kitchen. This contemporary area boasts cream cabinetry complemented by durable worktops, and includes integrated appliances such as a fridge freezer, dishwasher, and a double oven with a hob and extractor fan. Adjacent to the kitchen is a utility room offering additional storage, space for a washing machine and dryer, a sink with a drainer, and a service door to the rear garden. The generous living room is bright and airy, creating a welcoming atmosphere while maintaining a cosy feel. On the ground floor, there is also a versatile playroom or study accessible from the hallway, along with a convenient ground floor WC, enhancing functionality and comfort.

## 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 and Ensuite shower room. Three further comfortable bedrooms on this level and a beautifully fitted family bathroom with separate shower room.



## OUTSIDE

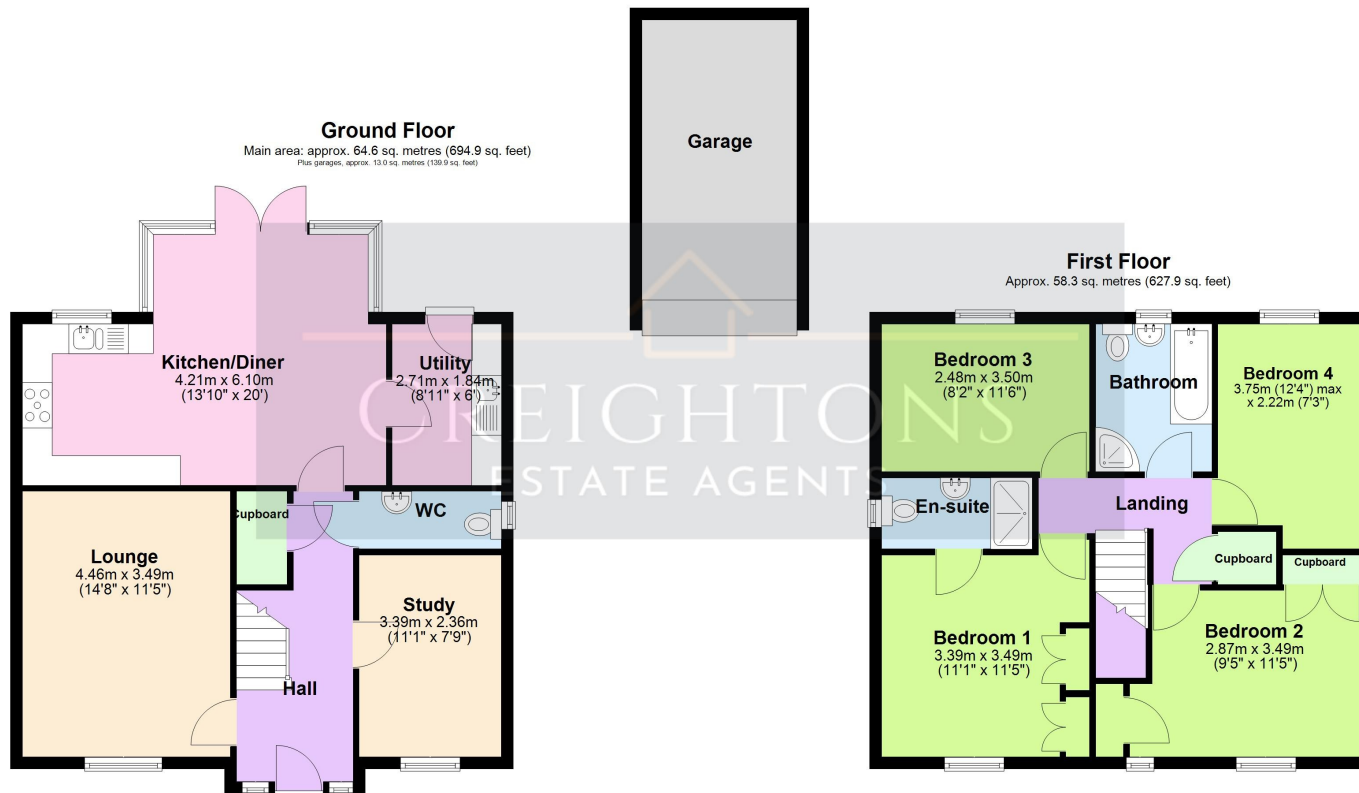
The property includes off-road parking adjacent to the home, with side access leading to a low-maintenance rear garden. The garden features a paved patio area and laid-to-lawn space, making it perfect for outdoor entertaining and dining. This setup enhances both convenience and outdoor living appeal.



# Barwell Drive | Rothley | Leicestershire

## SERVICES

All mains services are available and connected.



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.

33 Barwell Drive, Rothley

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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## 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.



