



Armitage Drive | Rothley

Creightons Estate Agents are pleased to bring to the market this well presented two-bedroom home. This property is thoughtfully presented and spans two floors, offering comfortable living spaces in the desirable village of Rothley. The property benefits from a well-maintained garden, single garage and off-road parking, and is available with NO UPWARD CHAIN, making it an ideal purchase for both first-time buyers.



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

The property is accessed via a welcoming entrance hallway. The ground floor comprises a generous living dining room, a modern fitted kitchen, and a convenient downstairs WC.

The kitchen, positioned at the front of the property, benefits from a large window that floods the space with natural light. It is fitted with a range of units, complimented by worktops, integrated oven, gas hob with extractor fan, and there is space for a washing machine, dishwasher, and fridge/freezer.

The living room, located at the rear, features patio doors that open onto the garden, creating an inviting indoor-outdoor living experience. A practical storage cupboard is discreetly integrated within the lounge area.



FIRST FLOOR

A staircase ascends from the hallway to the first-floor landing which provides access to two double bedrooms and the family bathroom. The principal bedroom overlooks the front of the property, while bedroom two is situated to the rear, both offering generous proportions and natural light.

The family bathroom comprises a white three-piece suite, including a tiled bath with a shower over, ensuring comfort and functionality.

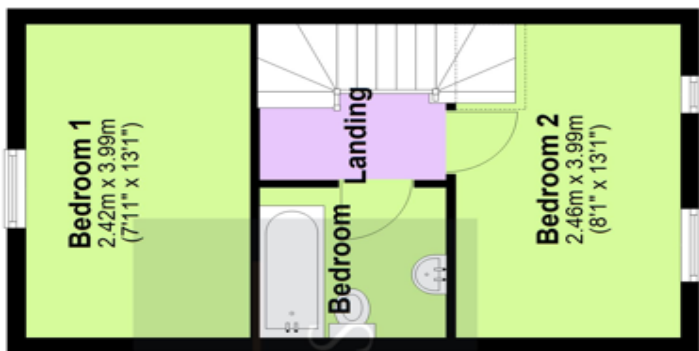
OUTSIDE

The rear garden is predominantly laid to lawn, with a slabbed patio area ideal for outdoor dining and relaxation. A gate provides access to the rear of the property. To the front there is allocated parking and a single garage.

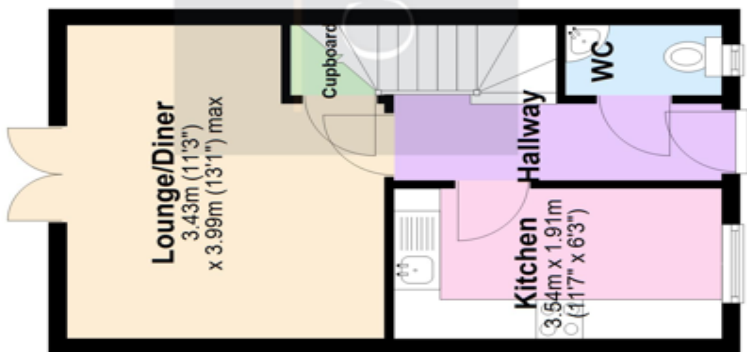


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First Floor
Approx. 28.4 sq. metres (305.7 sq. feet)



Ground Floor
Approx. 40.7 sq. metres (438.0 sq. feet)



SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band B.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	78 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.



