



Smiths
your property experts



Swithland Lane

Rothley

- Beautiful Edwardian semi-detached family home
- Desirable residential location in Leicestershire
- Established grounds extend to circa 1/5th of an acre
- Four bedrooms and three reception rooms
- Original features including a lovely bay window
- Gated driveway with space for several vehicles
- No upward chain

General Description

Smiths Property Experts are thrilled to introduce to the market, with no upward chain, a beautiful Edwardian family home situated in one of Leicestershire's most sought-after residential locations. The property is set back from the road behind a private driveway. The grounds extend to 1/5th of an acre and the location is widely regarded as one of the best within the region. Swithland Lane is a beautiful tree-lined road, located in the heart of the Charnwood Forest, with easy access to Leicester and Loughborough.

The property offers approximately 1,700 square feet of beautiful period living space, including an extended family kitchen fitted by Charnwood Kitchens. There are four bedrooms and three reception rooms, all affording the original period features, including a bay window in the sitting room, superb joinery and plasterwork.







The Property

Significantly updated by the previous owners and benefitting from gas central heating throughout, the property offers light and airy living space on a comfortable scale. With a blend of original Edwardian character and modern living space, expect to find approximately 1,700 square feet of living space centred around a beautiful entrance hall and first-floor landing.

The accommodation is laid across two floors and comprises an entrance hall, a beautiful sitting room with an original bay window to the front, a snug that leads through to the garden room, and a superb 26'0 long family kitchen. There is also a useful utility room and downstairs w.c. Upstairs, all laid around the landing, are four bedrooms and the impressive four-piece family bathroom.

The Outside

The property is set back from the road behind a gated private driveway and mature front gardens. There is off-road parking for a number of vehicles and side access to the rear gardens.

To the rear are impressive lawned gardens with landscaped borders and mature shrubs, with a secondary large lawned area to the back of the plot with a multitude of possible uses. Directly to the rear of the main house is a flagstone-laid seating terrace that benefits from a useful brick-built outhouse store.









The Location

The property is within easy reach of the village centre and its sought-after amenities, including established pubs, restaurants, and delicatessens. Rothley Park Golf Club is extremely well-regarded, and you are surrounded by beautiful countryside in the heart of the Charnwood Forest. There is also easy access to Leicester and Loughborough via the A6 with links to the A46 and M1 motorway.

Property Information

EPC Rating: E.

Tenure: Freehold.

Council Tax Band: F.

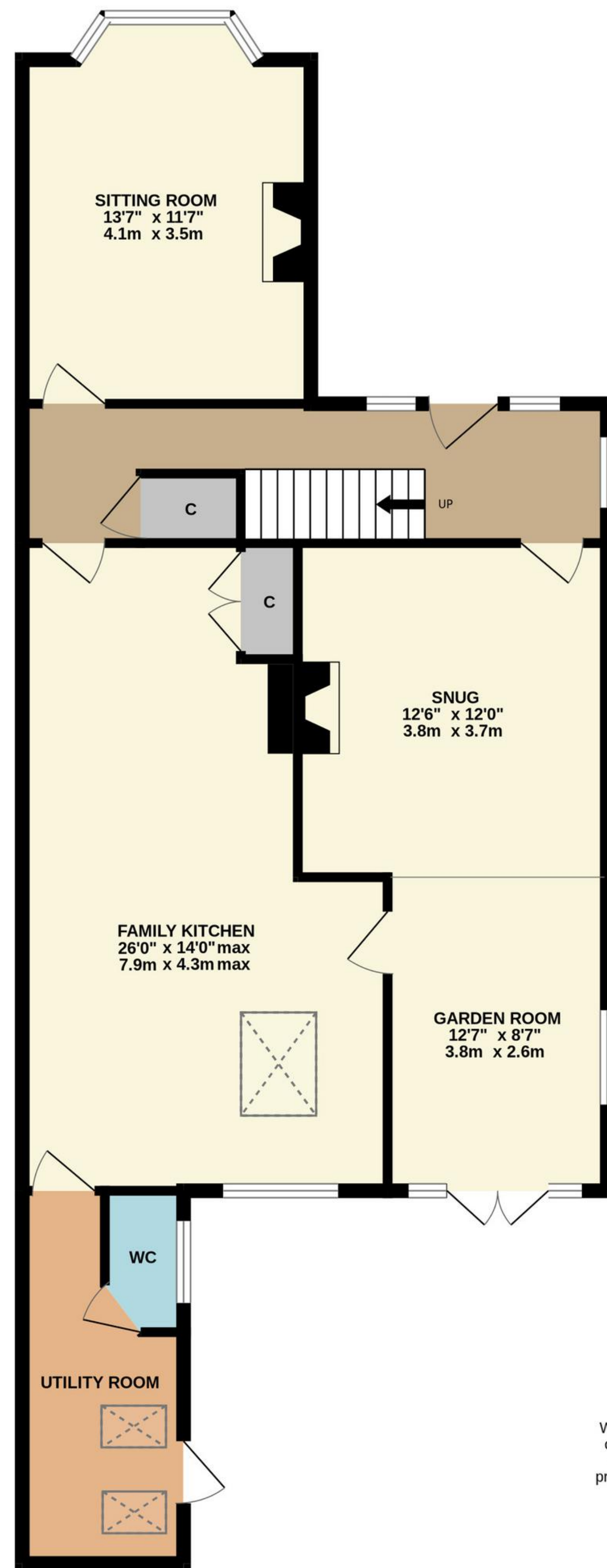
Local Authority: Charnwood Borough Council.

To Enquire

To arrange a viewing, please contact Smiths Property Experts on (01509) 278842.







TOTAL FLOOR AREA : 1676 sq.ft. (155.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

Smiths Property Experts

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