



Smiths
your property experts

Woodgate

Rothley

- No upward chain
- Charming Victorian period cottage
- Sun-filled south-facing courtyard
- uPVC double glazing and gas central heating
- Two good-sized bedrooms
- Sitting room with wood-burning stove
- Located in the heart of Rothley

General Description

Smiths Property Experts offer to the market this charming Victorian period cottage situated in the heart of the revered Charnwood village of Rothley. The property is presented in excellent condition and represents an exciting opportunity to reside within a minute's walk of shops and amenities found in the centre of one of the highest-regarded village centres in the East Midlands.

Location

Rothley has easy access to Leicester and Loughborough via the A6 with links to the A46 and M1 motorway. Renowned for having some of the most desirable residential roads in the Midlands, the village is home to a vast array of amenities including established pubs, restaurants, and delicatessens. Rothley Park Golf Club is extremely sought-after, and you are surrounded by beautiful countryside in the heart of the Charnwood Forest.





The Property

Internally, the living accommodation provides uPVC double glazing and gas central heating throughout. The main living space is zoned with a warm and inviting sitting room with a wood-burning stove. There is a breakfast kitchen that has direct garden access via a stable door.

Upstairs are two good-sized bedrooms and a light-filled shower room. There is also a built-in storage cupboard.

The Outside

The cottage is positioned in an attractive row of similar properties and has access to the rear via a gated side return. There is a beautiful sun-filled south-facing courtyard with a timber shed to the rear.





Property Information

EPC Rating C.

Tenure: Freehold. Council Tax Band: A.

Local Authority: Charnwood Borough Council.

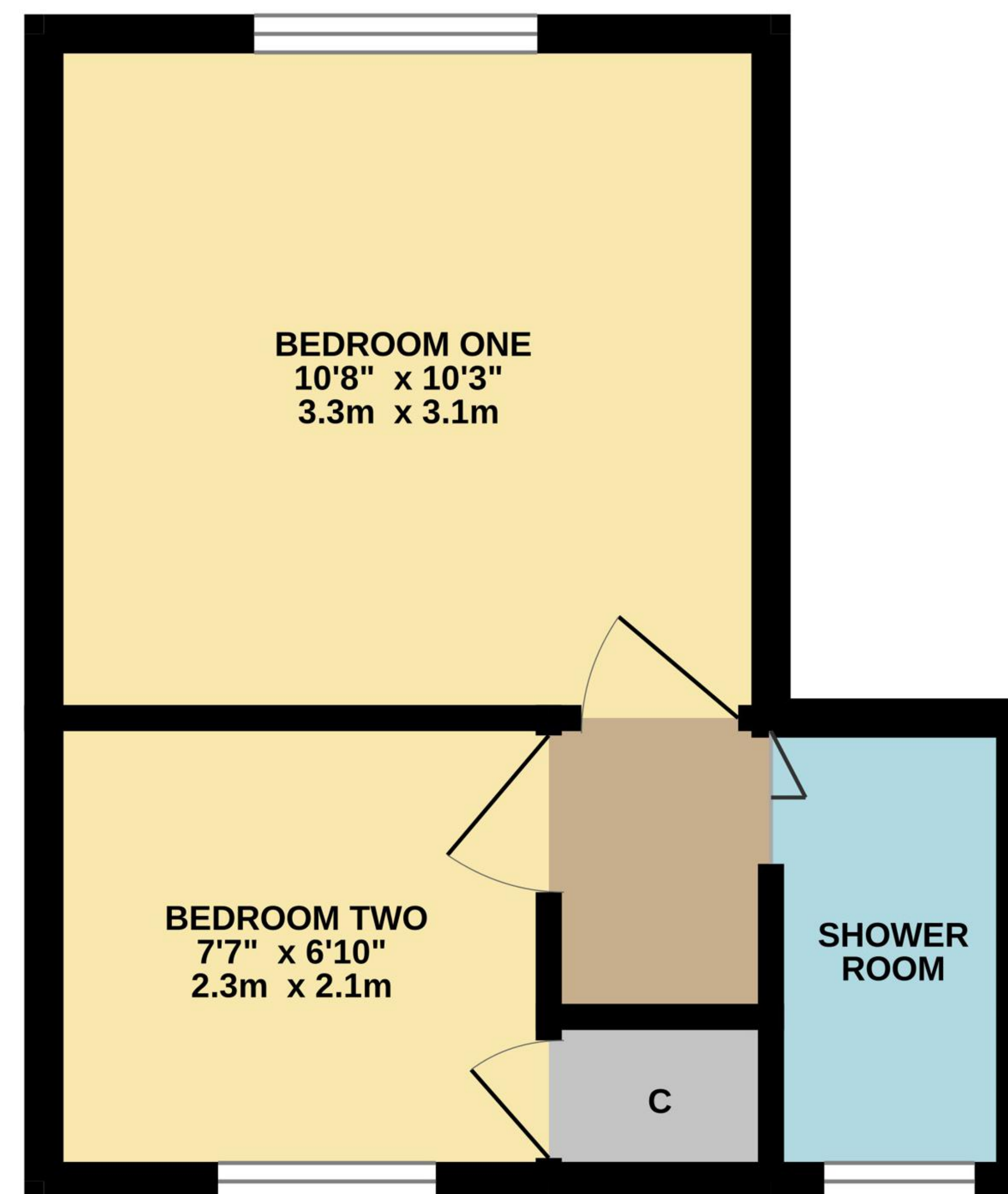
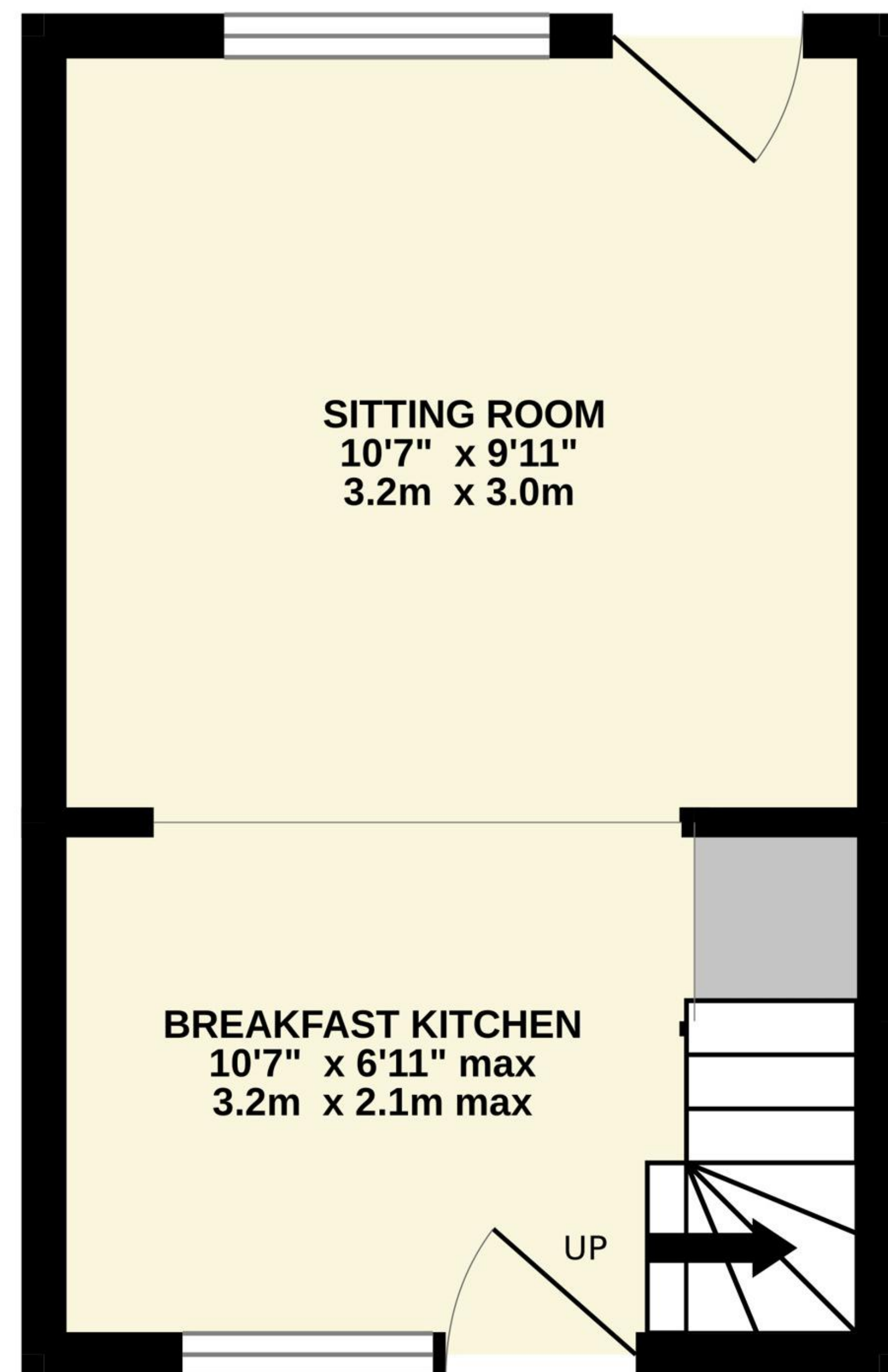
Important Information

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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TOTAL FLOOR AREA : 405 sq.ft. (37.6 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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