

44 Woodfield Road
Rothley, LE7 7RE
£295,000



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Rothley, Leicester, LE7 7RE

A traditional bay fronted 3 bedroom semi detached family home close to the village centre and shops, which has the potential to be your forever home. Rothley is a most sought after village with an Ofsted good rated school with preschool attached, a range of local shops, Rothley Court hotel & heritage railway. The accommodation briefly comprises on the ground floor, porch, entrance hall, lounge, conservatory, dining/sitting room, extended kitchen with oven/hob. Upstairs, landing, 3 bedrooms, bathroom white suite & shower over bath. Garden & driveway to front, delightful 120' gardens to rear, large timber garden lodge. Freehold. Council tax band B

Porch

An enclosed entrance porch with hardwood entrance door.

Entrance Hall

Appealing hardwood triple glazed interior door, UPVC triple glazed window to side, hard wood flooring, stairs to first floor, double radiator, meter cupboard.

Lounge

14'6" x 11'11" (4.43m x 3.65m)

A good sized living room which is the central one of the three reception rooms in the spacious ground floor accommodation. UPVC double glazed French doors to conservatory, gas fire set in fireplace with wooden surround, fitted carpet, double radiator.

Conservatory

12'5" x 9'6" (3.80m x 2.92m)

UPVC double glazed conservatory with delightful views over the South facing private gardens, brick base, double glazed glass roof, tiled flooring, roof blinds.

Dining/Sitting Room

12'4" x 8'7" (3.76m x 2.63m)

A flexible room which has a number of potential uses including a study/office or playroom but used currently as a dining room. UPVC double glazed bow window to front, double radiator, wall mounted Ideal boiler, fitted carpet, double doors into lounge.

Kitchen

12'11" x 7'11" (3.94m x 2.42m)

UPVC double glazed single door to side, three UPVC double glazed windows to side/rear, tiled flooring. The kitchen is fitted with a sleek modern range of base, drawer & eye level units with chrome handles, ample work surfaces, tiled splashbacks, one and a half bowl stainless steel sink unit with mixer taps, gas double oven, gas hob, kick-space electric heater. Provision for washing machine, dishwasher, space for tall fridge/freezer, extractor fan. Pantry store, additional cupboard for storage.

First Floor: Landing

UPVC double glazed window to side, fitted carpet, access to loft.

Bedroom One

11'4" x 11'2" (3.47m x 3.42m)

A generous double bedroom with storage. UPVC double glazed window to rear, fitted carpet, radiator, recessed cupboard, airing cupboard housing cylinder.

Bedroom Two

11'1" x 10'8" (3.38m x 3.27m)

Another good sized double bedroom. UPVC triple glazed window to front, fitted carpet, radiator.

Bedroom Three

9'1" x 7'6" (2.78m x 2.30m)

A generously sized single bedroom. UPVC triple glazed window to front, fitted carpet, radiator.

Bathroom

8'8" x 5'6" (2.65m x 1.68m)

UPVC double glazed opaque window, tall chrome towel rail, herringbone-pattern vinyl flooring, fully tiled walls, extractor fan, panelled bath with Mira electric shower over and glass screen, vanity wash hand basin, wc.

Outside

Front gardens have shrubs, flowers, mature tree and a hedge. There is a driveway for off road parking to the front.

The fabulous 120' South facing rear gardens are ideal for families and/or dog owners being predominantly lawned. There are two separate paved patios, extensive lawns, well stocked borders, shrubs, flowers and trees. Close to the patio there is a pond, approx halfway down the garden is a timber shed, greenhouse. Fenced boundaries, external tap, gated side access. At the end of the garden is a large garden shed with potential to make into a work from home area or sociable space.

Timber Shed

19'6" x 8'2" (5.95m x 2.50m)

Hardwood construction with door & single glazed windows. Would be ideal for use as a gym, hobbies room.

Local Authority & Council Tax Info (Charnwood))

This property falls within Charnwood Borough Council (www.charnwood.gov.uk)

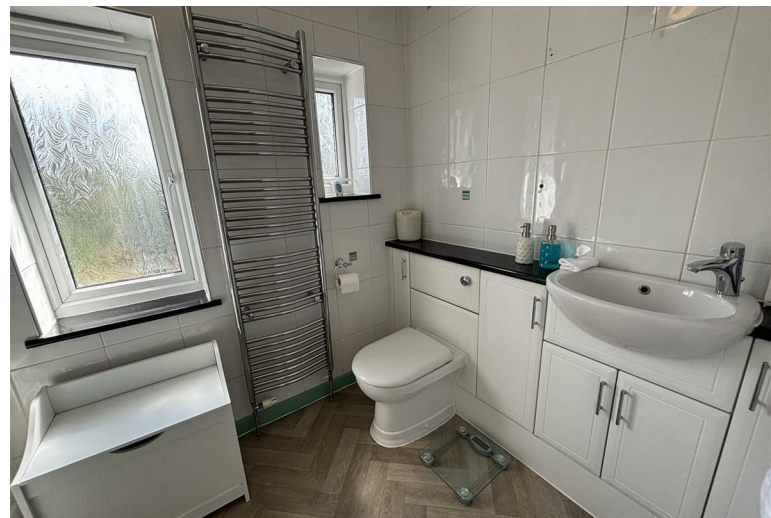
It has a Council Tax Band of B which means a charge of £1851.35 for tax year ending March 2027

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

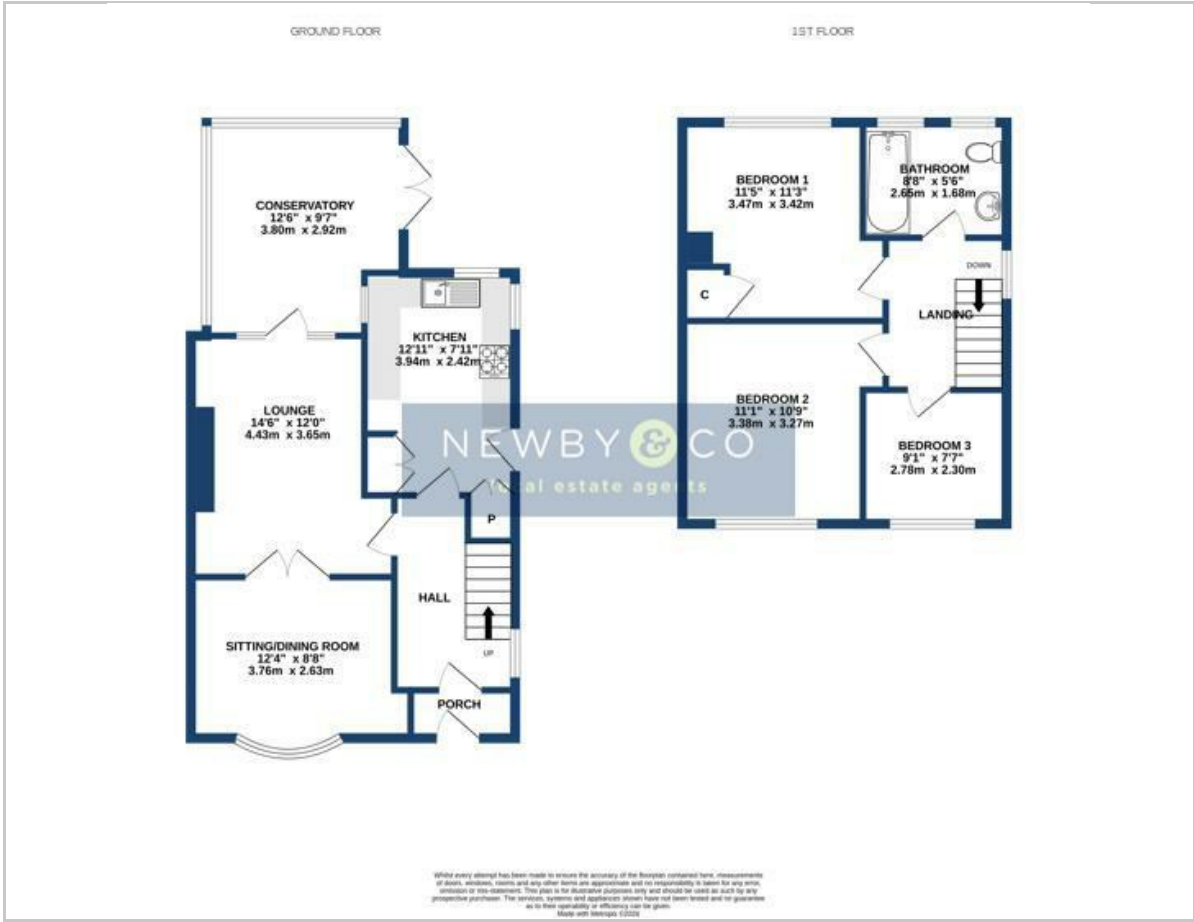
For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school

Rothley & Area

Rothley has many activities aimed at families like a scarecrow competition, summer reading scheme, lots of play grounds with equipment and a charity fun run which goes past the property. Rothley village is ideally placed on a main bus route between Leicester and Loughborough and is close to the M1 to go further afield. The local independent shops are a 5-10 minute walk away, also the only vineyard in Leicester is a lovely 15 minute walk and next door is Rothley Court Hotel, a little further is the heritage railway line. A few minutes away by car is Bradgate Park or Mountsorrel where there is a Farm Park and Leicester's only Michelin star restaurant.



Floor Plan



Viewing

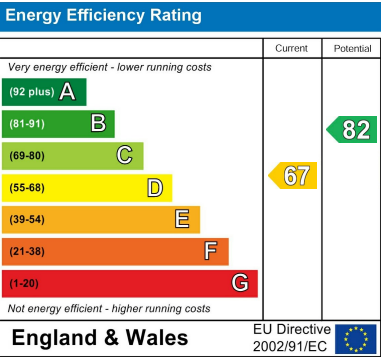
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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