



66 Woodgate

Rothley, Leicester, LE7 7LJ

£400,000

Aston & Co  
*Exclusive Homes*

THE GUILD  
PROPERTY  
PROFESSIONALS



Skilfully extended, beautifully presented family home In the heart of one of Leicestershire's most desirable villages in The Charnwood District of the county. Enjoying excellent road & rail links, convenient for Leicester, Nottingham, Loughborough & Melton.

- EXTENDED AND IMPROVED
- SEMI-DETACHED FAMILY HOME
- ENTRANCE HALL AND INNER HALL
- LOUNGE
- OFFICE, UTILITY ROOM AND GROUND FLOOR WC
- LARGE REFITTED LIVING, DINING, KITCHEN
- 3 GOOD SIX BEDROOMS AND FAMILY BATHROOM
- VILLAGE WITH EXCELLENT ROAD AND RAIL LINKS
- EPC RATING D COUNCIL TAX BAND D
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker



## OVERVIEW

Located close to the heart of the much sought-after, highly desirable North Leicestershire village of Rothley in the Charnwood district of the county. Surrounded by beautiful countryside and in close proximity of some of the area's finest and most highly regarded beauty spots, this skillfully extended, superbly presented semi-detached family home has been much improved with impeccable attention to detail by the current owners to create a deceptively spacious beautifully presented family home.

With a driveway to the front and attractive gardens to the rear, the house, retaining much of its original charm, is entered through a characterful timber front door and briefly comprises: An entrance hall, front lounge, inner hall with downstairs wc, office and utility room off. Extending the full width of the house there is a superb living, dining kitchen with bi-fold doors overlooking the garden. Off a long split level landing, the first floor has a master bedroom to the front, 2 further double bedrooms and a re-fitted family bathroom.

## THE ACCOMMODATION

Benefitting from Gas Central Heating, Underfloor heating in the kitchen and uPVC Double Glazing, this stunning family home has been extended, improved and meticulously maintained by the current owners. The original, decorative front door leads into the entrance hall with Minton floor tiles, ornate coving to the ceiling, a staircase rising to the first floor, and stripped doors leading into the lounge and the inner hall.

The lounge is a spacious and very comfortable living space with ornate coving to the ceiling, a large box bay window to the front and a feature fire surround housing a wood burning stove.

Off the inner hall there is: a refitted guest wc with half tiled walls and a white suite comprising a toilet and pedestal sink; a useful office/work from home space with ample room for office furniture and a window to the side, and a spacious utility room with a range of base and wall units, a stainless steel sink and drainer, space and plumbing for white goods and an external door to the side.

The extended living kitchen is a truly magnificent addition to the house where the new owners are sure to spend much of their time. The kitchen area has been fitted with a range of modern shaker style base and wall units, quartz worktops, quality integrated appliances including a fridge freezer, dish washer and a Smeg range style cooker with extractor hood over.

Separating the kitchen area from the dining area, there is a central island with storage cupboards under and housing a Belfast sink and mixer tap set into the quartz worktop and breakfast bar.

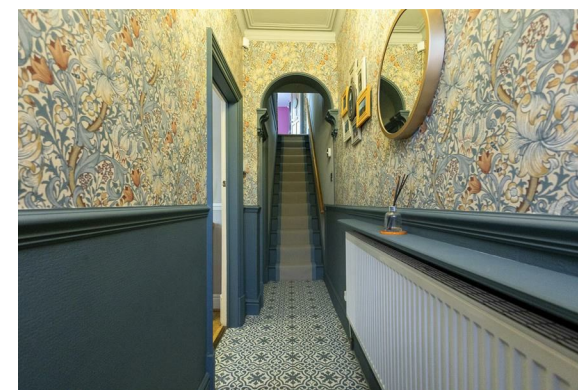
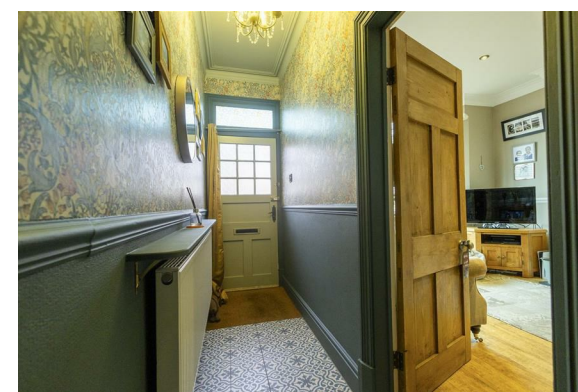
The dining area has more than ample space for a large family dining suite and having a window to the side and a roof lantern providing additional natural light. Beyond the kitchen /dining areas there is an extremely spacious seating area with space for several sofas and a tv on the wall. A window overlooks the side and almost full width bi-fold doors provide views of the garden and access onto the patio.

Upstairs, a long split level landing provides access to the first floor accommodation. The principle bedroom to the front is a very spacious double bedroom with a run of quality fitted wardrobes and a window overlooking the front. Bedroom 2 is a large enough for a double bedroom suite and a window overlooking the rear whilst bedroom 3, another double bedroom overlooks the side of the house. A stunningly re-fitted family bathroom with tiled walls and a modern suite comprising a toilet, vanity unit with fitted sink and a bath with shower and glass screen over completes the accommodation

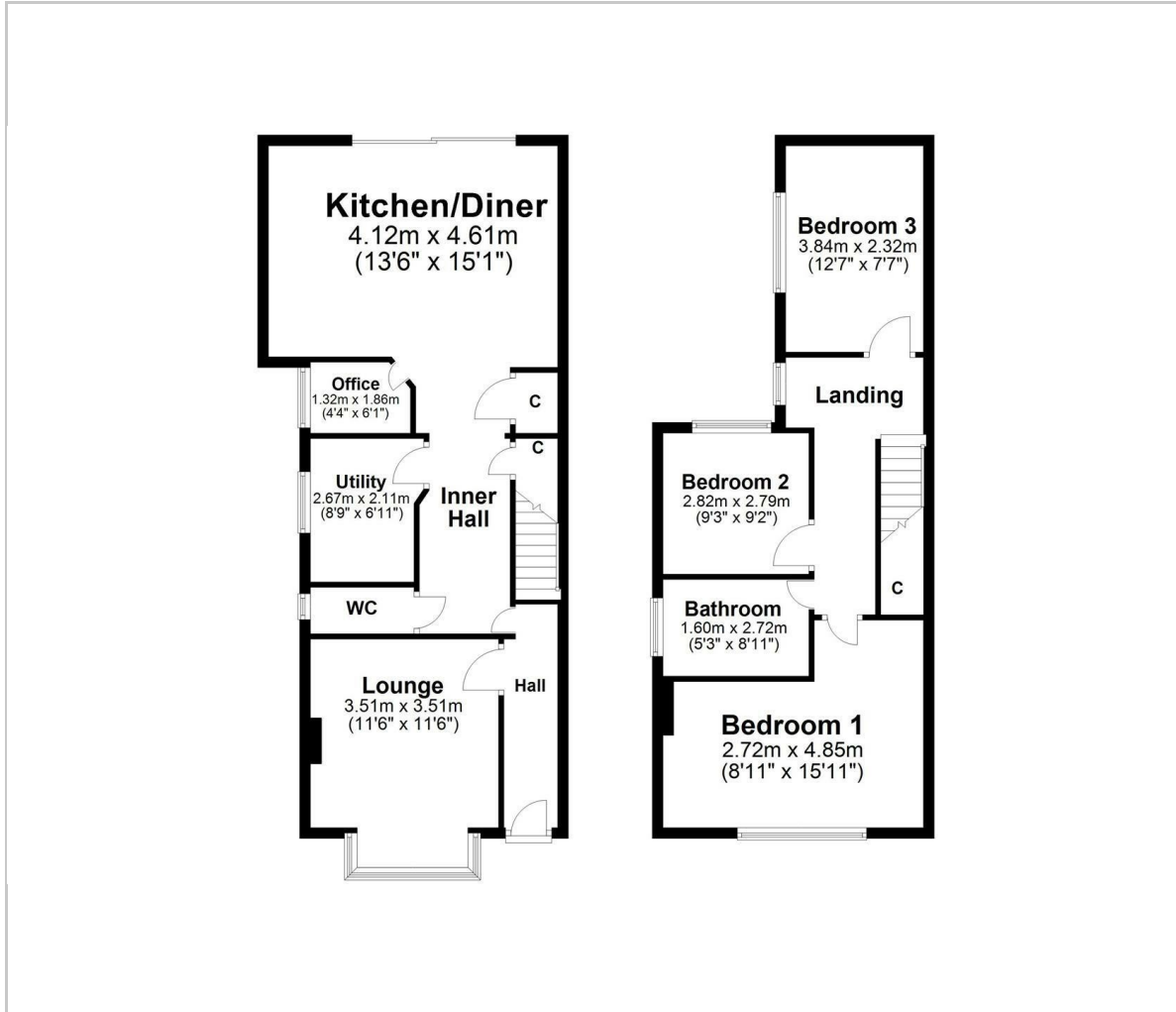
## OUTSIDE

The frontage has been block paved to provide car standing space and a timber gate provides pedestrian access to the rear.

The rear garden has a spacious paved patio area with steps down to the lawn which has well-stocked borders with walls, mature hedges and specimen trees providing pleasing backdrop and a good level of privacy



## Floor Plan



## Viewing

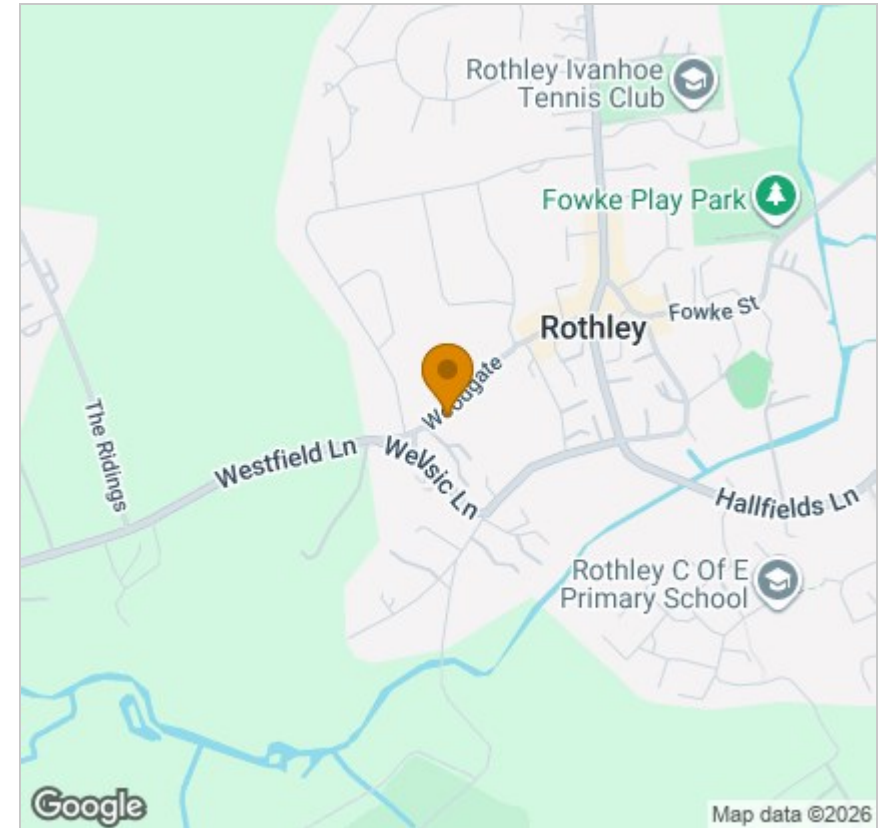
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## Area Map



## Energy Efficiency Graph

