

Holders

A Modern Estate Agent



68 Woodgate, Rothley, LE7 7LJ

£440,000

A beautifully presented period semi-detached home in the heart of sought-after Rothley, retaining an array of charming original features alongside a spacious lounge diner, extended light-filled dining kitchen, separate study and three well-proportioned bedrooms. Outside, the property enjoys a secluded south-facing garden with patio, lawn and mature borders, plus a workshop and off-road parking.

Summary

A charming period semi-detached home occupying a highly desirable position within the heart of this sought-after village. The property retains a wealth of original character, including sash windows, picture rails, and cornicing, whilst offering generous and versatile accommodation ideally suited to modern family life.

The welcoming entrance leads into a spacious hallway with useful storage and access to the principal reception space. The impressive lounge diner provides an excellent setting for both relaxed everyday living and entertaining, with attractive proportions and a wealth of period character. The kitchen has been thoughtfully extended to incorporate a dedicated dining area, creating a particularly light and sociable space with a skylight overhead and French doors opening directly onto the rear garden. From here, there is also access to a separate rear-aspect study, providing an ideal home working environment or versatile additional reception space.

To the first floor are three well-proportioned bedrooms, with the principal bedroom enjoying an attractive outlook. The accommodation is completed by a contemporary four-piece family bathroom, providing a stylish suite with separate bath and shower facilities.

Outside, the rear garden offers a wonderful combination of privacy and usable space. A paved patio provides an ideal area for outdoor seating and entertaining, with steps leading up to an established lawn bordered by mature shrubs and enclosed by hedging. The property also benefits from a substantial workshop with electricity and lighting, while off-road parking is provided to the front.

Situated in the heart of Rothley, the property is ideally placed for the village's range of amenities, whilst enjoying excellent access to surrounding countryside and nearby transport links. Combining period elegance, generous living accommodation and attractive private gardens, this is a particularly appealing home that warrants an early viewing.

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To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

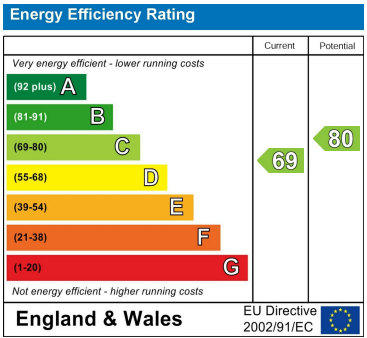
Floor Plan



Area Map



Energy Efficiency Graph



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