



Alexanders  
FOR SALE  
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alexanders-estates.com

# Main Street

## Rotherby

- Attractive home with stunning views
- Huge potential for further development STLPP
- Spacious kitchen/dining room
- Two reception rooms with log burners
- Downstairs cloakroom, boot room
- Three bedrooms, family bathroom
- Large gardens and driveway
- Picturesque Wreak Valley views
- EPC Rating E / Council Tax Band C / Freehold

### General Description

An attractive semi-detached home bursting with character, enjoying a large plot with stunning views over the Wreak Valley to the rear, truly an enviable location. This home has been lovingly cared for throughout with an element of charm and offers the potential to significantly extend in the future STLPP.

### Accommodation

Off the entrance hall expect to find, cosy snug with log burner in a feature fireplace and a beautiful bay window, spacious living room with built in storage and a log burner in a feature fireplace, large open plan kitchen/dining room with modern fittings, cloakroom and boot room.

Upstairs off the landing are three large bedrooms and family bathroom.

### External

A large sweeping gravelled driveway with ample space to the side nestled behind hedging and lawns to the front aspect. Fully across the rear, a paved terrace to enjoy the stunning countryside view and gardens.



## Location

Rotherby is a picturesque village nestled between Leicester and Melton Mowbray, within the scenic Wreake Valley. Known for its lovely countryside walks and charming villages, the area offers a wide range of pubs, restaurants, shops, and active village communities. The Blue Bell Inn pub/restaurant in the nearby village of Hoby is just under a mile away, easily accessible on foot through the stunning Wreake Valley. For more extensive amenities Syston is nearby, and the A46 is just 3.4 miles away

## Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

## Tenure

Freehold.

## Local Authority

Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leics, LE13 1GH. Council Tax Band C.

## Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray, 21 Market Place, Melton Mowbray, LE13 1XD.

## Services

We are advised that mains electricity, water, and drainage are connected. The property is serviced by oil heating.

## Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

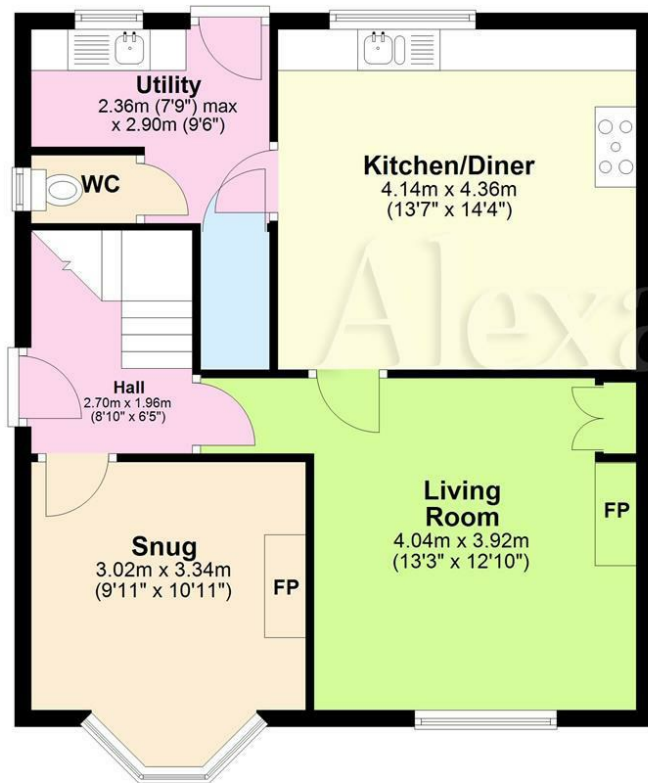
## General Note

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



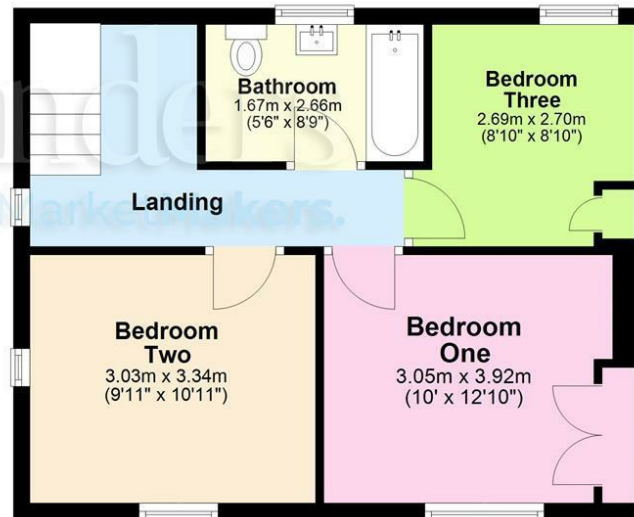
## Ground Floor

Approx. 61.2 sq. metres (658.5 sq. feet)

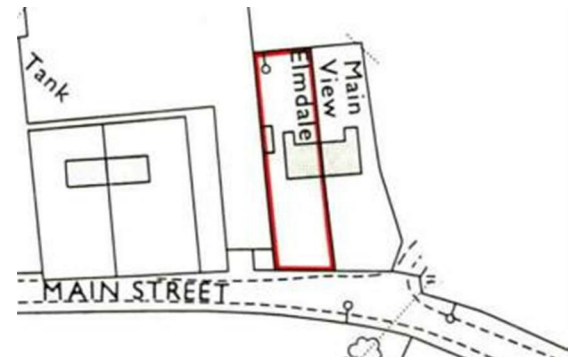


## First Floor

Approx. 43.0 sq. metres (462.6 sq. feet)



Total area: approx. 104.2 sq. metres (1121.1 sq. feet)



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