



Mulberry Way, Rothley, Leicester

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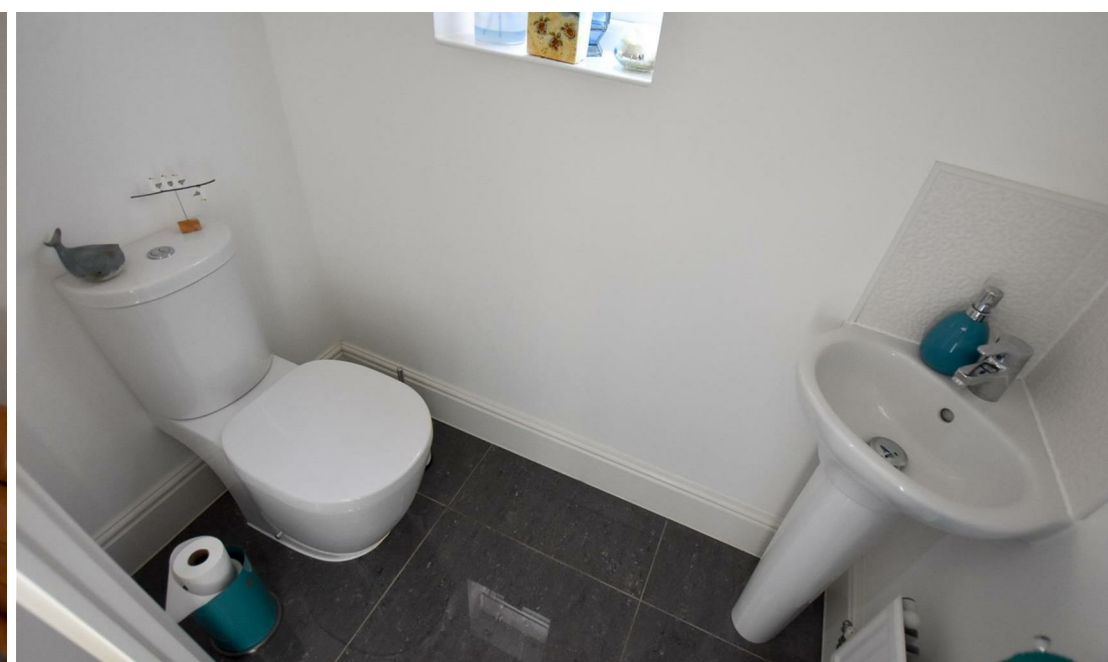
- IMMACULATE FAMILY HOME
- VIEWING ADVISED
- MODERN FITTED KITCHEN DINER
- DRIVEWAY WITH GARAGE
- COUNCIL TAX BAND D
- SOUGHT AFTER LOCATION
- FOUR BEDROOMS
- ENCLOSED, WELL MAINTAINED REAR GARDEN
- EPC RATING B

#### IMMACULATE FAMILY HOME

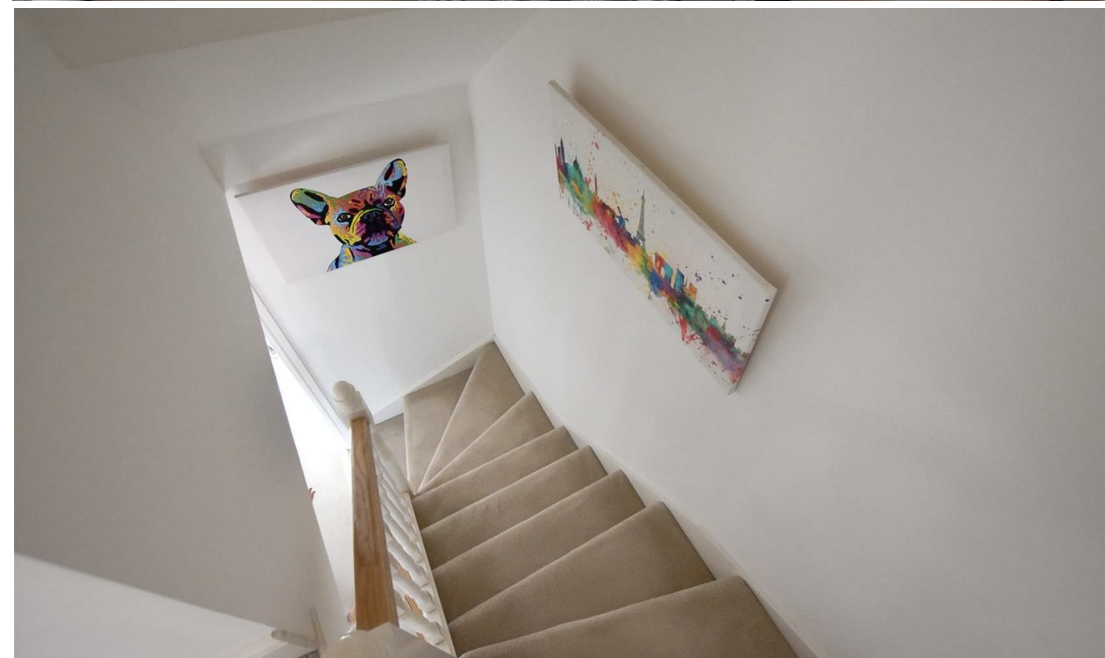
A spacious three storey, four bedroom semi detached property, providing good access for all local amenities and good performing schools, which is located in the highly desirable village of Rothley. The property internally comprises of entrance hall, kitchen/diner, lounge, downstairs WC/cloaks, four bedrooms with bedroom one having an en suite and a family bathroom. Externally the property comprises of driveway leading to a detached garage and a well presented rear enclosed garden. An internal inspection is highly recommended to appreciate the quality and size of accommodation on offer.



Price: £355,000









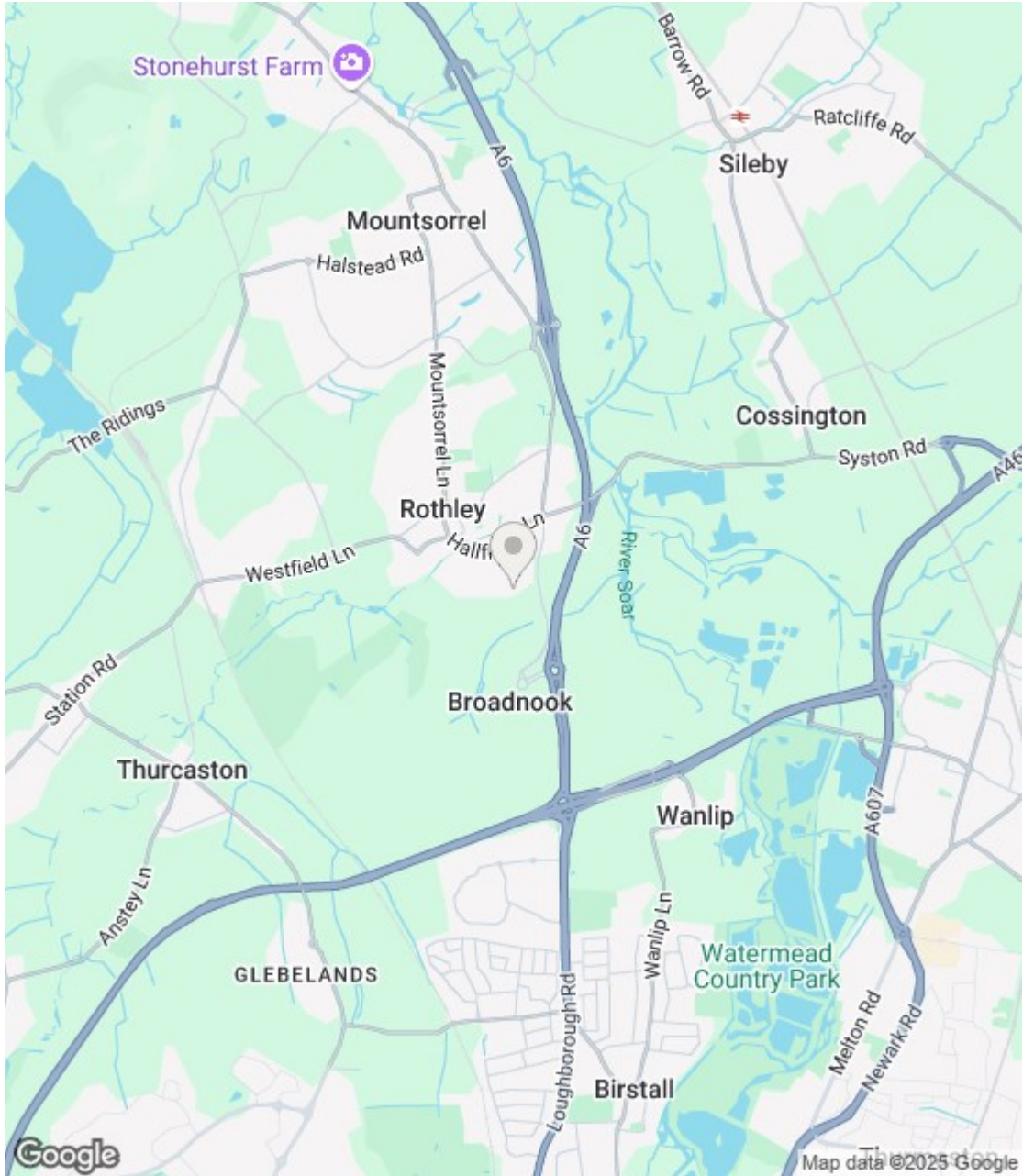


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO2 emissions		
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## Mulberry Way Rothley LE7 7TX

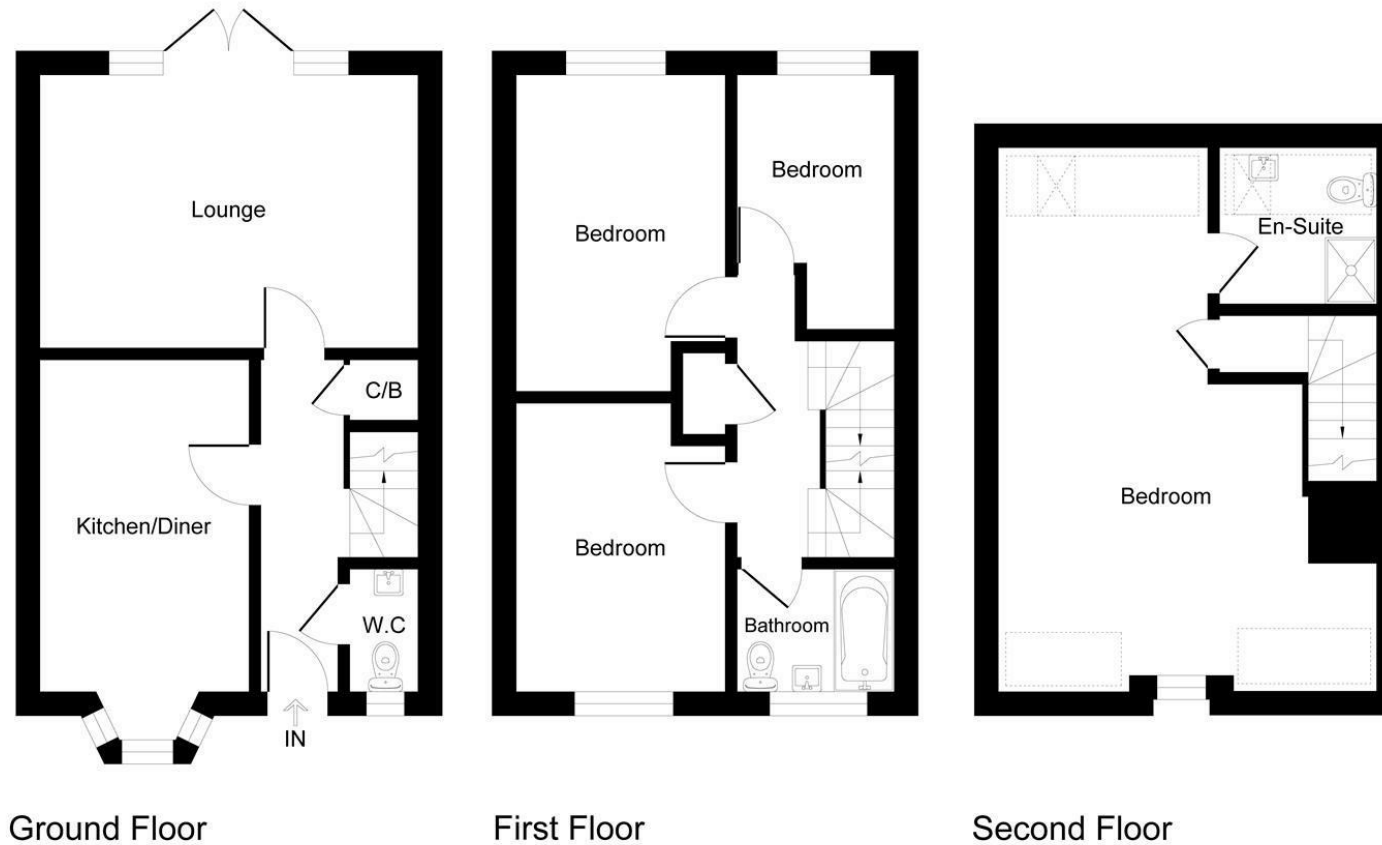


Illustration for identification purposes only, measurements are approximate, not to scale.

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