



The Pyke | | Rothley | LE7 7LY

Offers over £200,000



**RICHARD
HARRISON**
ESTATE AGENTS & VALUERS

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**** OPEN DAY WITH THE AGENT - NO APPOINTMENT NECESSARY - THURS 9TH OCT 4PM-6PM ****

**** NO CHAIN - NEWLY REFURBISHED ****

**** IDEAL FTB OR BUY-2-LET AT EXPECTED INCOME OF £800PCM ****

Offering stylish modern décor, this superbly presented 2 bedroom mid townhouse has been newly redecorated and re carpeted throughout. Offered with no upward chain, a perfect first time buy or downsize on the edge of this popular village. The property has a spacious entrance hallway, fitted kitchen and a large living room, there are two double bedrooms and bathroom. Outside, the property has a large garden to the rear and two allocated off road parking spaces.

- Modern Mid Townhouse
- Ready to Move Into
- Two Allocated Parking Spaces
- Close to Local Amenities
- Large Living Room
- Newly Carpeted and Decorated
- No Upward Chain
- Edge of a Sought After Village
- Two Double Bedrooms
- Fitted Kitchen

Entrance Hall

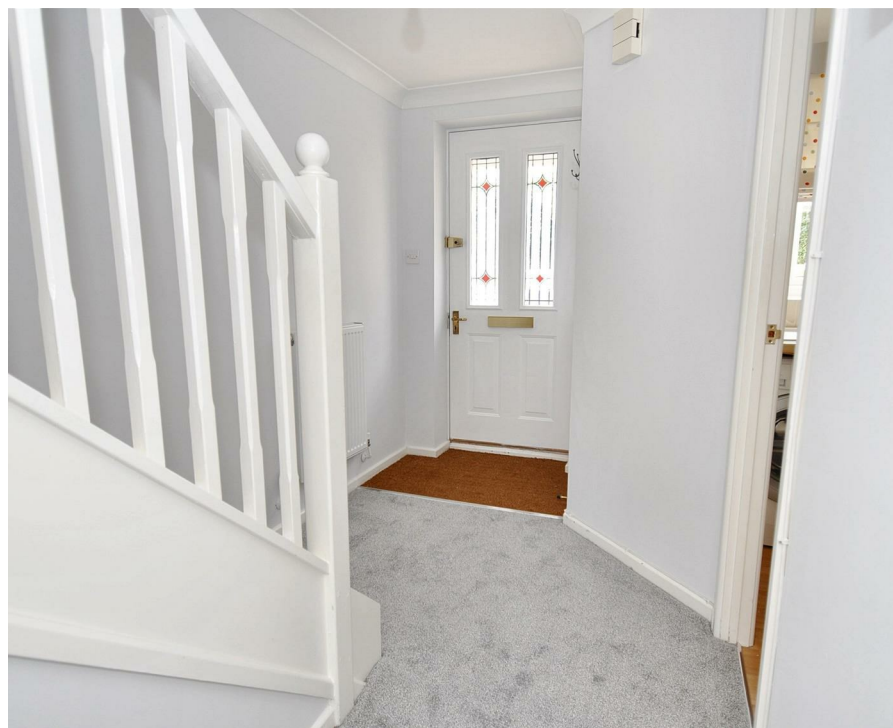
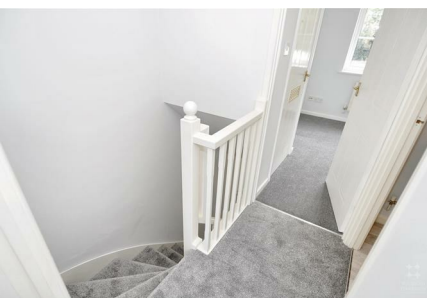
Upon entering via a decorative glazed front door beneath storm canopy porch, the spacious entrance hall has a staircase rising to the first floor landing.

Kitchen

Fitted with a range of modern wall and base mounted units, incorporating a built in electric oven, gas hob and extractor, with space for washing machine and under unit fridge and freezer. There is a window to the front and a 1.5 sink unit and drainer with hot and cold mixer tap above.



"An ideal First Time Buy"



Living Room

A spacious and substantial living room with large sliding patio door to the rear giving access directly to the garden. There is ample space for living and dining room furniture.

First Floor Landing

With access to -

Bedroom 1

A double bedroom with window to the rear overlooking the garden.

Bedroom 2

A double bedroom with window to the front, wardrobe and cupboard housing the gas central heating boiler.

Bathroom

Fitted with a three piece suite comprising low level flush w/c, wash hand basin and bath with tap fitted shower over.

Outside

The property sits in a lovely tucked away position with a private shared driveway accessing a communal car park, where the property has two allocated parking spaces. The rear garden offers lawn and patio.

The Area

The property sits between Rothley and Mountsorrel villages, both of which boast a vast range of amenities, including shops, schools, public transport and pubs/cafes. The A6 bypass is a short distance away, giving easy access to nearby Leicester and Loughborough.

Extra Information

To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en_gb/broadband-coverage

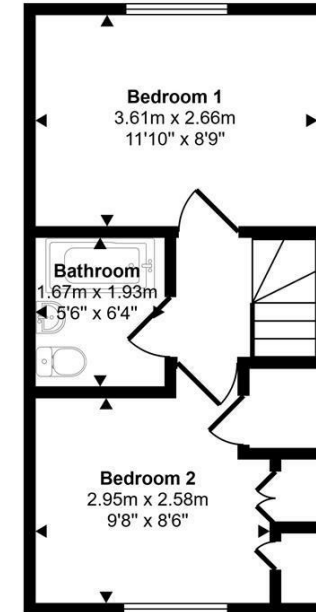
To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>
The property has approx. 2Kw of solar panels and benefits from Feed in Tariff payments through to 2035. FIT is presently generating approximately £1,200 pa. This is transferable to the new owner as the panels are owned by the property.



Approx Gross Internal Area
53 sq m / 573 sq ft

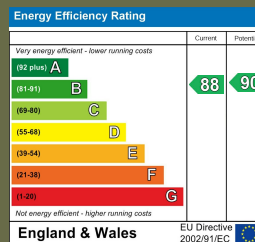


Ground Floor
Approx 27 sq m / 286 sq ft



First Floor
Approx 27 sq m / 287 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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