



BEDROOMS

2

BATHROOMS

1

RECEPTION ROOMS

1

COUNCIL TAX

B

KEY FEATURES

- An immaculately presented modern end town house within the highly sought-after village of Rothley
- Lounge with patio doors leading to a private rear garden
- Separate fitted breakfast kitchen with integrated oven and hob
- Two generously proportioned bedrooms and family bathroom with shower
- Allocated parking to the rear of the home
- Available with NO UPWARD CHAIN

PROPERTY OVERVIEW

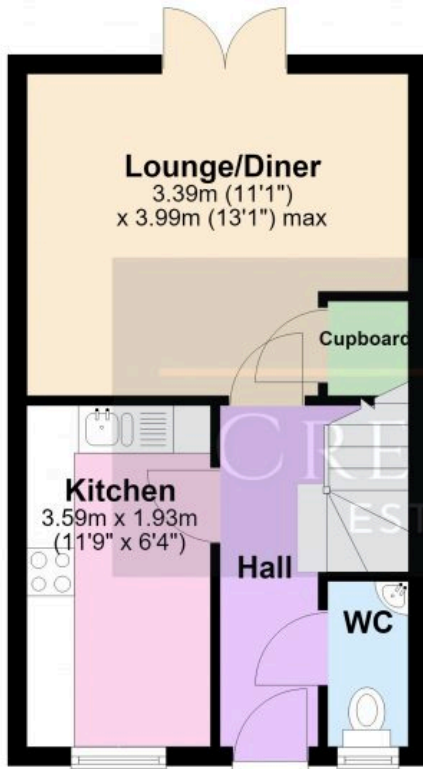
Creightons Estate Agents are pleased to bring to the market this immaculately presented two-bedroom end town house. This property is thoughtfully presented and spans two floors, offering comfortable living spaces in the desirable village of Rothley. The property benefits from a well-maintained garden, allocated parking, and is available with NO UPWARD CHAIN, making it an ideal purchase for both first-time buyers.

ADDITIONAL PHOTOGRAPHY



Ground Floor

Approx. 28.3 sq. metres (304.9 sq. feet)



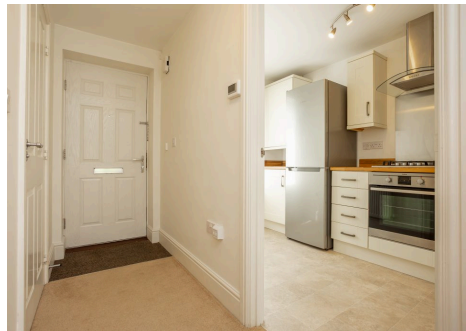
First Floor

Approx. 28.3 sq. metres (304.9 sq. feet)



Total area: approx. 56.6 sq. metres (609.7 sq. feet)

Floor plans are not to scale and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose.
Plan produced using PlanUp.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | 90 |
| (69-80) C | 78 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

