



Connells

Mulberry Way
Rothley Leicester



Property Description

ATTENTION FIRST TIME BUYERS

A beautifully presented three-bedroom semi-detached home, located in the highly sought-after village of Rothley. Built in 2018 by Charles Church, the property offers modern living throughout and benefits from an excellent B-rated EPC, making it an energy-efficient choice for families and professionals alike.

The ground floor features an inviting kitchen and dining area, overlooking the rear garden, complete with fully integrated appliances and large cupboard off, ideal for everyday living and entertaining. A bright and comfortable lounge creates a warm and relaxing space. A convenient downstairs WC completes the ground floor.

Upstairs, the property offers three bedrooms, consisting of two well proportioned doubles and a third, single room that would act perfectly as a nursery or home office. The primary bedroom boasts an en-suite shower room. The family bathroom includes a shower-over-bath for added practicality.

Outside, the rear garden provides a lovely private space with self contained outbuilding, originally used as a home gym, with shed, and the property also benefits from off-road parking for three cars.

A viewing is highly recommended to fully appreciate this beautiful property.

Entrance Hall

The entrance hall provides a clean, modern introduction to the property. It immediately gives access to the ground-floor WC and the staircase to the first floor, creating a natural flow into the main living areas.

Ground Floor Wc

The WC sits just off the entrance hall, making it easy to access and comprises of low level WC, wash hand basin with splashbacks and obscure glazed window to allow ventilation

Living Room

A warm, inviting feel with double glazed window overlooking the front, gas central heating radiator, fireplace with surround, neutral decor and carpet flooring

Kitchen/Diner

This room combines a contemporary fitted kitchen with a comfortable dining area, making it the natural hub of the home. Fitted with a range of modern wall and base units, ample worktop space, stainless steel sink with mixer tap, built in oven, hob and extractor fan, double glazed window to the rear and double glazed door leading to the rear garden

First Floor Landing

Bedroom One

This room has a naturally relaxing feel thanks to its front-facing position, which brings in consistent daylight and gives a pleasant outlook over the quiet cul-de-sac. The proportions allow for a double bed plus additional furniture without the space feeling crowded and door leading to the en-suite. Neutral décor keeps the room light and easy to personalise.

En-Suite

The en-suite has a fully enclosed shower cubicle with a glass screen and modern chrome shower fittings, extractor fan, low level WC and wash hand basin

Bedroom Two

This room feels calm and comfortable having double glazed window overlooking the rear, gas central heating radiator and is ideal as a guest room

Bedroom Three

Having double glazed window overlooking the rear and gas central heating radiator. The neutral décor keeps it fresh and adaptable, making it easy to tailor to its intended use.

Bathroom

The bathroom feels bright and simple, with a calm, neutral palette that keeps the space

looking modern and easy to maintain, comprising panelled bath with shower over, low level WC and wash hand basin. Part tiled wall and obscure glazed window

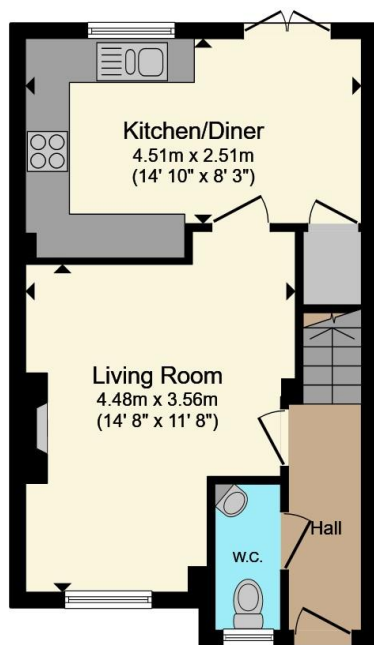
Outside

The front of the property presents a clean, modern look with simple landscaping and a welcoming approach. The rear garden offers a private space, having a lawned area, paved patio area, a versatile summerhouse, ideal for use as a home gym and shed ideal for storage

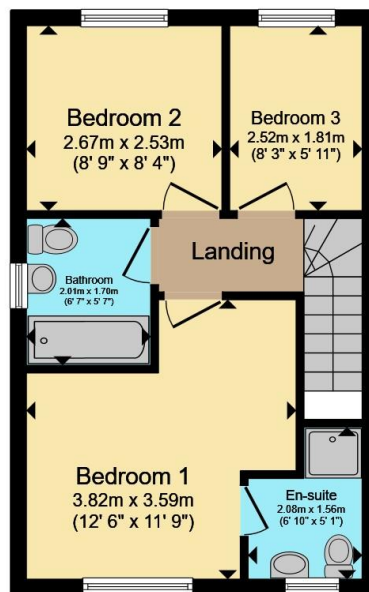




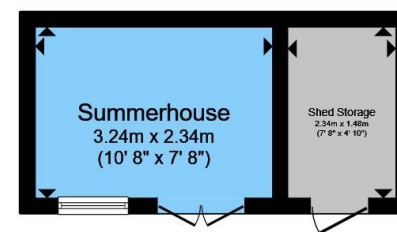




Ground Floor



First Floor



Outside

Total floor area 81.7 m² (879 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 0116 262 0022
E leicester@connells.co.uk

22-24 Halford Street
 LEICESTER LE1 1JB

EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

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