

25 Hickling Close, Rothley, Leicester, LE7 7QF

Asking Price: £350,000



- Freehold
- Three Storey Splendour
- Two reception Rooms
- Fitted Kitchen Diner
- Utility Room & Downstairs WC
- Five Family Bedrooms
- Guest Bathroom & En-Suite
- Landscaped Rear Garden
- Single Garage in Block
- Two Private Parking Spaces
- Available Chain Free
- Village Cul-de-Sac Location

Set in a quiet residential development within the sought-after village of Rothley, is this elegant and immaculate accommodation arranged over three floors. Blending modern features with Georgian styling, the end-of-terrace town house is the an exciting opportunity to secure your forever family home.

This attractive property offers extensive floor space and boasts beautiful herringbone engineered wood flooring, a bright kitchen/dining room that opens into the garden, five well-appointed bedrooms, two bathrooms and a superb landscaped courtyard garden. With the benefit of a garage and parking, this property is not to be missed.

Entry is through a porch and into the charming reception hall with its beautiful floor, which extends into the sitting room/study. The stairs are on the left while at the end of the hall is the cloakroom with a two-piece suite and a large cupboard beneath the stairs.

On the right of the hall and overlooking the front through a glorious bay window that lets the light flood through is the wonderful sitting room/study. Beyond this room is the superb kitchen/dining room with French doors leading out into the garden, drawing the outside in.



Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Oliver Rayns Limited Registered Office Address: 106 Queens Road, Clarendon Park, Leicester LE2 3FL.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	71	
(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