1 The Pyke, RothleyLE77LY

MOORE & YORK

Property at a glance:

- No upward chain
- Two double bedrooms
- Neutral decor throughout
- Freshly carpeted
- Garage and parking at rear
- Popular location
- Gas central heating and double glazing
- Enclosed garden
- Close to amenities and bus routes
- Ready to move in!

£220,000 Freehold

A two double bedroom mid town house in this desirable location which is fresh and modern internally and offered with no upward chain. The centrally heated and Upvc double glazed accommodation includes hall, fitted kitchen, lounge/diner and first floor landing accessing the bedrooms and bathroom. Externally there are lawned gardens to front and rear and a garage and parking space access via a gate at the rear of the plot. The property is ideally located for local commuting being somewhat equidistant to Loughborough and Leicester with an excellent range of amenities available in the combined centres of Quorn, Rothley and Mountsorrel.

ROTHLEY & MOUNTSORREL

Rothley is a particularly sought-after North Leicestershire village location and is ideally placed for access to the University town of Loughborough and the City of Leicester and the M1 Motorway, which can be accessed via the Western relief road. The combined villages of Rothley, Mountsorrel and Quorn offer a good range of amenities to include schooling, shopping and recreational pursuits.

EPC RATING

This property's EPC rating is C. Please refer to: https://www.gov.uk/find-energy-certificate for full details of the report.

FRONT GARDEN

The property's frontage is lawned with paved pathway leading to a paved reception area under the canopy porch. There are external

wall mounted utility boxes and a door with twin double glazed decorative windows leading internally to:

HALL

2.99m x 1.84m (9' 10" x 6' 0") max. With Staircase to the first floor, carpet floor with mat-well, mains smoke alarm and ceiling light point. radiator and doors off to the kitchen and lounge/diner.

KITCHEN

2.98m x 2.28m (9' 9" x 7' 6") max. Fitted with a matching range of base and eye level units with roll - edge work surfaces and tiling. Single drainer sink with mixer tap, inbuilt electric fan oven and gas hob with extractor hood, space for washing machine and upright fridge freezer. Upvc window to the front elevation, ceiling light point.

LOUNGE/DINER

4.34m x 3.61m (14' 3" x 11' 10") A light and airy room to the rear elevation with double glazed patio doors to the garden, double radiator, coved ceiling with pendant light point, plentiful power points and TV socket, Virgin cable point (subject to subscription).

LANDING

1.81m x 1.53m (5' 11" x 5' 0") With loft access hatch, mains smoke alarm and ceiling light point, access to both double bedrooms and the bathroom.

MASTER BEDROOM

3.61m x 2.73m (11' 10" x 8' 11") With ceiling light point, central heating radiator and Upvc double glazed window overlooking the rear garden below.

BEDROOM TWO

2.95m x 2.57m (9' 8" x 8' 5") min. With built-in over stairs airing/storage cupboard which houses the combi boiler and lots of additional space for linen etc, further built in three door wardrobe for clothes storage with internal rail and shelf. Upvc window to the front elevation, ceiling light point and radiator.

BATHROOM

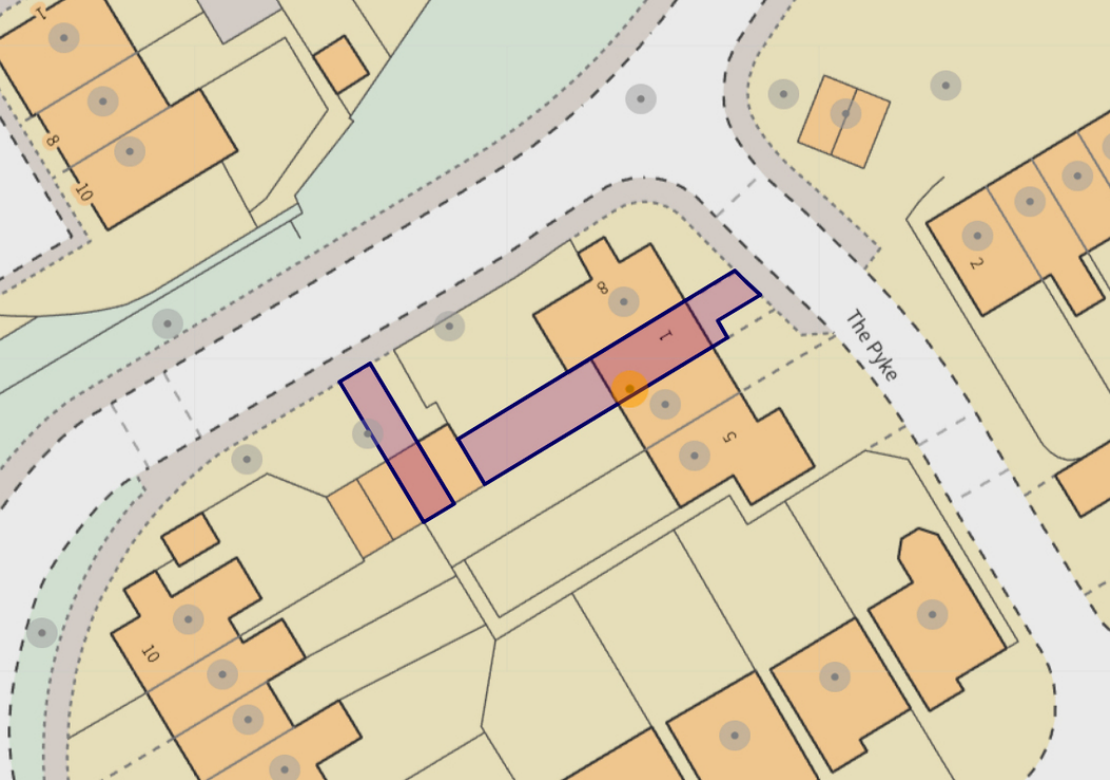
1.92m x 1.70m (6' 4" x 5' 7") With three piece suite in white comprising paneled bath with shower mixer tap, pedestal wash basin and WC with push button flush. Radiator, ceiling light point, extractor fan and a mixture of full and half-height tiling.

REAR GARDEN

The rear garden enjoys a sunny aspect, is fully enclosed with fencing and is mainly laid to lawn with paved patio to the immediate rear plus gated access at the rear leading out to the garage and parking space.

GARAGE & PARKING

The property's garage is situated almost directly to the rear in a block of four and is situated second from the left when looking face on - the parking space is of course directly in front of the garage.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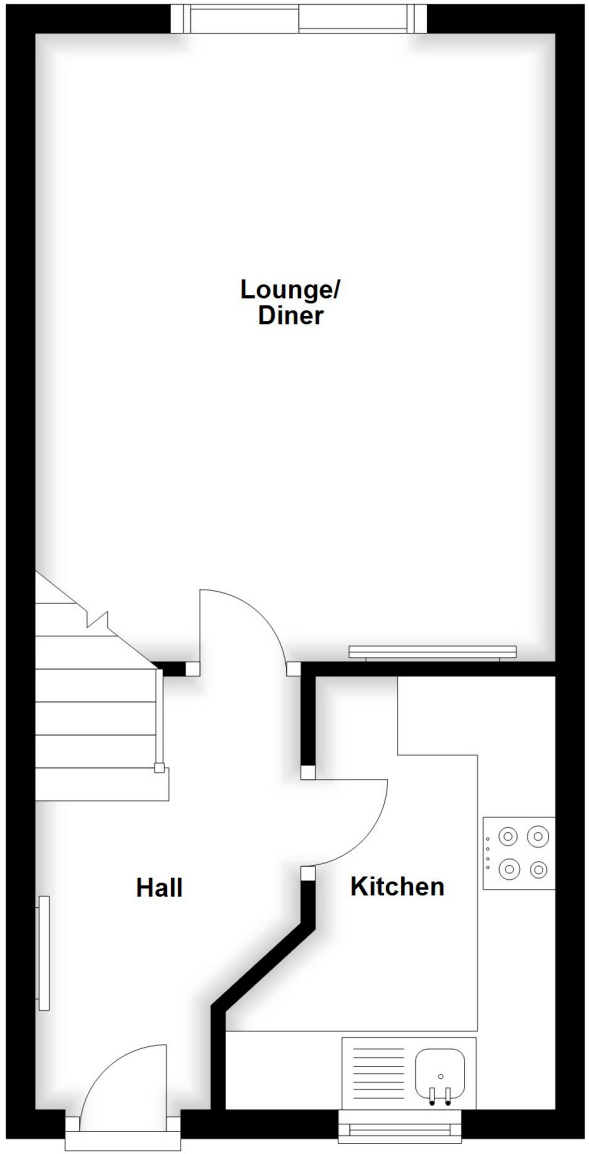
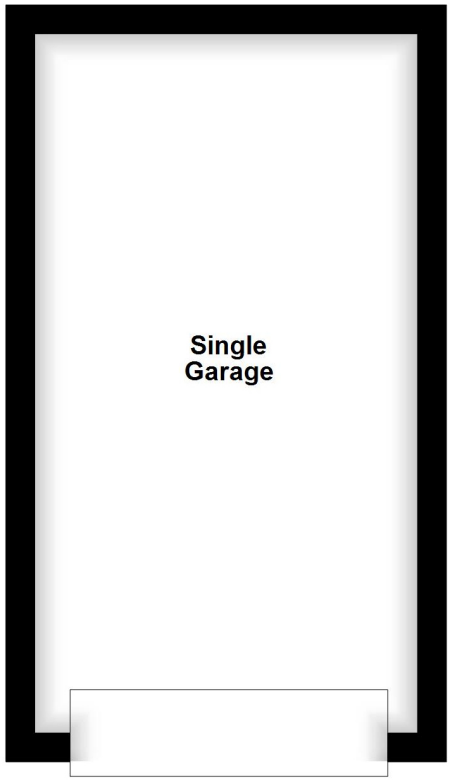
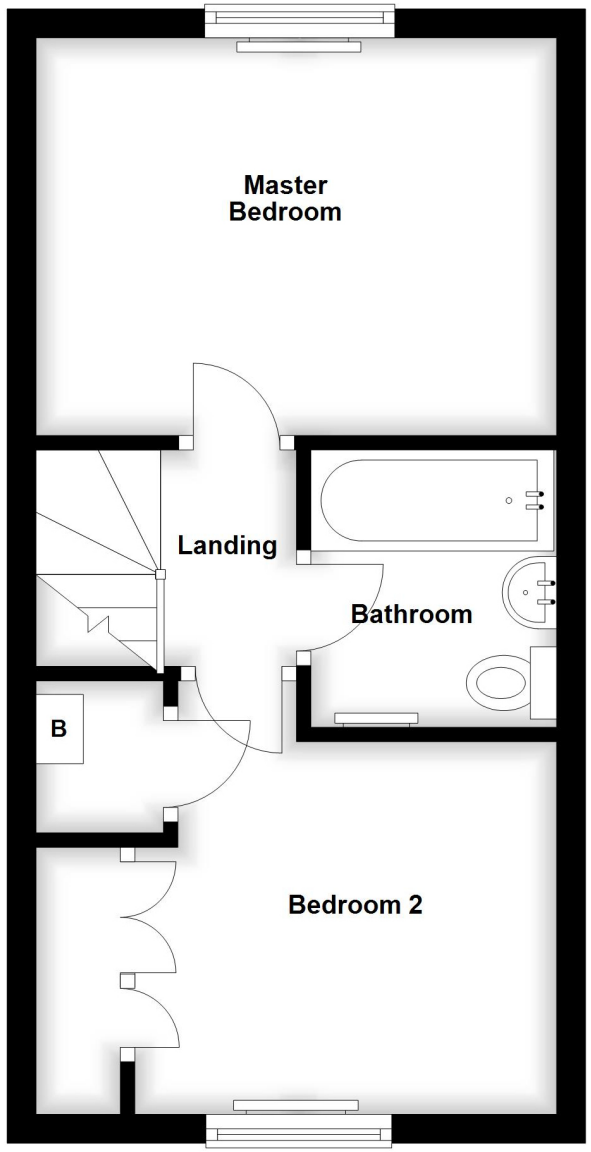




Ground Floor

Approx. 426.6 sq. feet



First Floor

Approx. 288.7 sq. feet

Total area: approx. 715.2 sq. feet

IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property — if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

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