

Holderr

A Modern Estate Agent



1 Warwick Close, Leicester, LE7 7WP

Offers over £240,000

An immaculately presented two double bedroom semi-detached home, featuring driveway parking for two vehicles and a contemporary open-plan kitchen diner with high-spec Smeg integrated appliances.

Built in 2020 by the renowned William Davis Homes.

Summary

Still under builder's warranty and situated within the highly sought-after Rothley development, this beautifully maintained two double bedroom semi-detached home is a must-see. Early viewings are highly recommended.

Upon entering, you're welcomed into a light and airy entrance hall with stairs rising to the first floor and access to a generous sitting room. The spacious lounge features a double-glazed window and leads seamlessly into the kitchen diner — one of the standout features of the home.

The stylish open-plan kitchen is fitted with an array of modern wall and base units, integrated appliances including a, washing machine, fridge and freezer, a gas hob with electric oven, and a stainless steel sink with drainer. A double-glazed window with fitted blinds and a glazed rear door provide views and access to the rear garden. The boiler is neatly housed within a kitchen unit.

For added convenience, the ground floor also benefits from a cloakroom with WC, wash hand basin, extractor fan, and space for coat storage.

Upstairs, you'll find two well-proportioned double bedrooms and a family bathroom. Bedroom one is a spacious double with built-in wardrobes, radiator, and a double-glazed window with fitted blinds. Bedroom two is another comfortable double, featuring a built-in over-stairs cupboard with hanging rail, radiator, and a double-glazed window with fitted blinds. Loft access is available from the landing.

The contemporary bathroom is fitted with a bath with shower over, complete with shower screen, WC, wash hand basin, heated towel rail, extractor fan, and a shaver point.

Outside, the rear garden has been thoughtfully landscaped, offering an extended patio area and lawn space — perfect for entertaining in the warmer months. A side gate provides access to the driveway, which offers parking for two vehicles.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

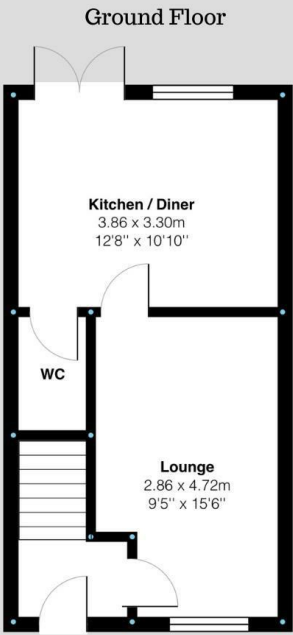
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

Extra Information

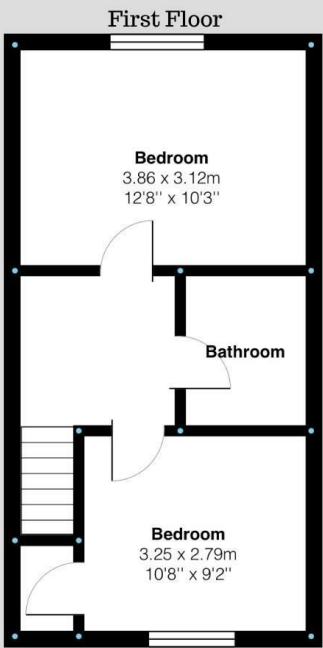
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan



Warwick Close, Rothley
Internal Square Footage: Approx 675 sq.ft

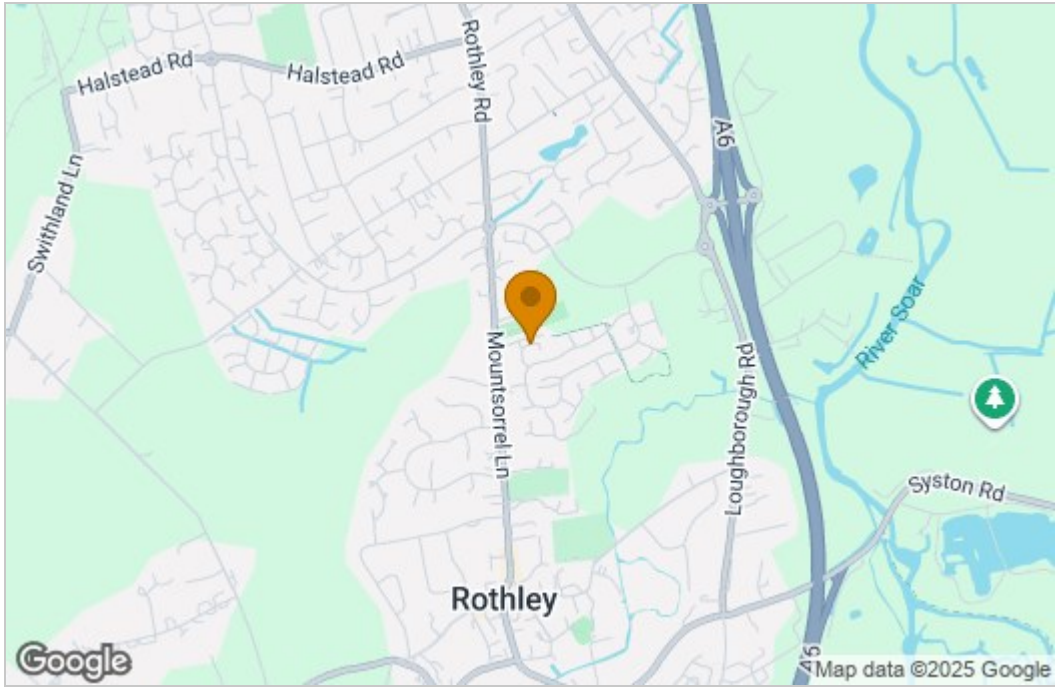
Holders
A Modern Estate Agent



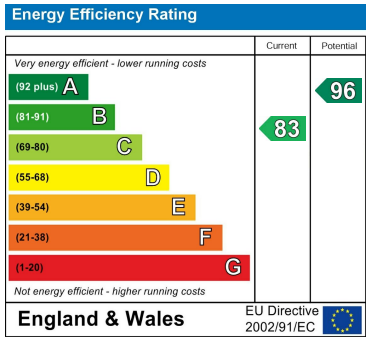
Warwick Close, Rothley
Internal Square Footage: Approx 675 sq.ft

Holders
A Modern Estate Agent

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.