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A Modern Estate Agent



1 Warwick Close, Leicester, LE7 7WP

£250,000

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.

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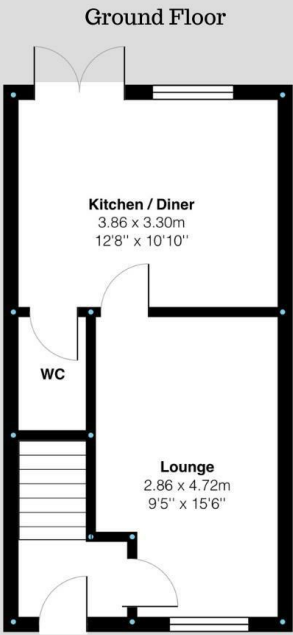
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Extra Information

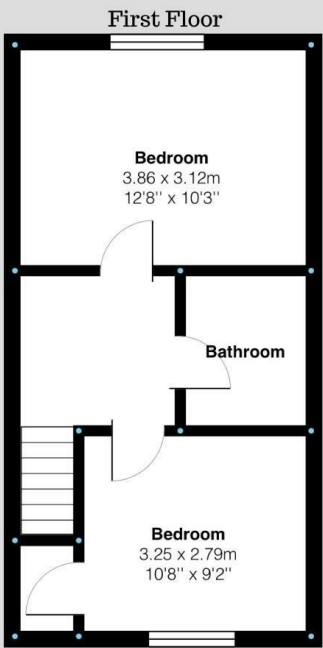
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Floor Plan



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

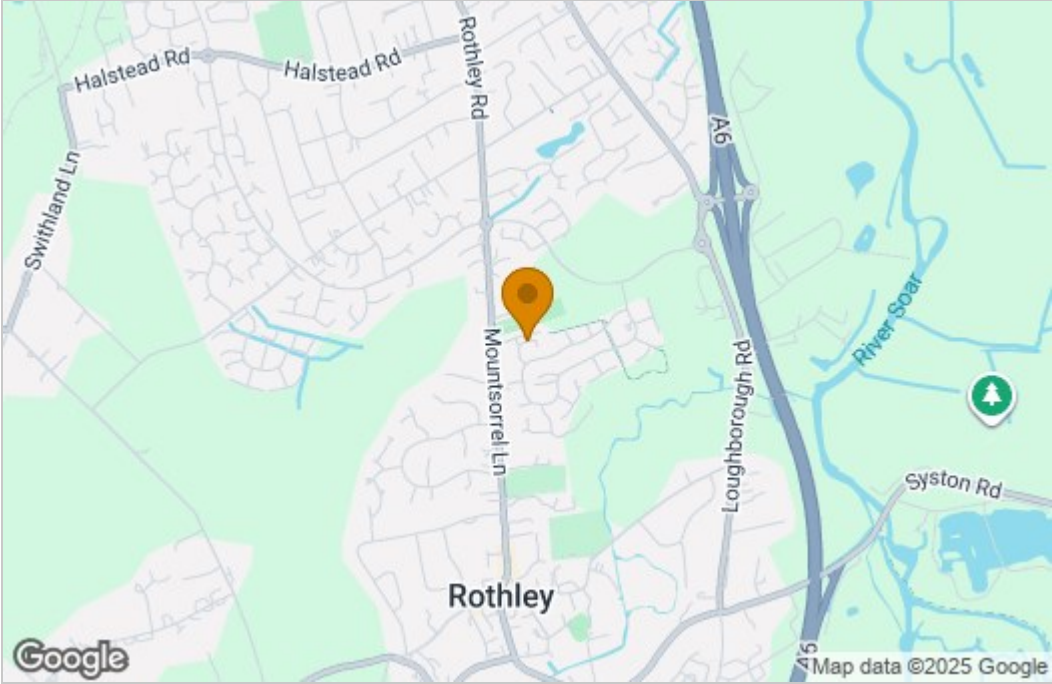
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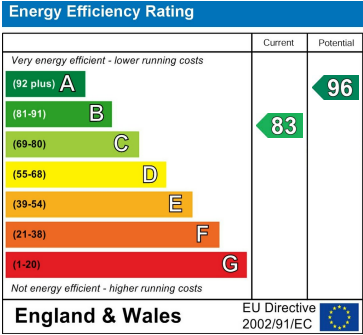
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Area Map



Energy Efficiency Graph



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