



CHESTER AVENUE, ROTHLEY

£1,450

A three bedroom, brand new detached family home situated on the Broadnook Garden Village approximately 6 miles north of Leicester. This property has gas central heating and double glazing and occupies a small cul-de-sac position.

The accommodation comprises of entrance hall, cloakroom/ wc and open plan living with spacious lounge/ dining and kitchen with patio doors to rear and stairs off. There is an upgraded kitchen with integrated appliances comprising dishwasher, fridge/ freezer, washing machine, gas hob, electric oven and extractor.

On the first floor bedroom one has an ensuite shower/ wc, there are two further bedrooms and family bathroom with shower over the bath.

Outside there are two off road parking spaces with EV charging and a lawned rear garden with useful storage shed.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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