



3 Mulberry Way, Leicester, LE7 7TX

SellMyHome have much pleasure in offering this attractive three bedroom, semi detached property built in 2017 by Charles Church, located in the quiet cul-de-sac of Mulberry Way, Rothley.

As you enter the property you will find entrance hallway and ground floor W/C leading through to a spacious living room with feature fireplace. Leading onto the the fully fitted kitchen/diner including appliances, base units, work surfaces and Ideal Logic combi boiler. There also French doors leading out to the rear garden.

To the first floor, there are two double bedrooms, a single bedroom and the family bathroom with Mira shower and screen. The master bedroom includes a double mirrored wardrobe and an en-suite shower room.

To the outside, there is a West-facing rear garden with patio area, laid to lawn and shrubbery border. There is also a large summer house. This could be used as a Gym or Hot tub storage or outside office (Electricity could be easily installed). Additionally, a outside tap and motion lights to front and back are included.

Price Guide £269,950

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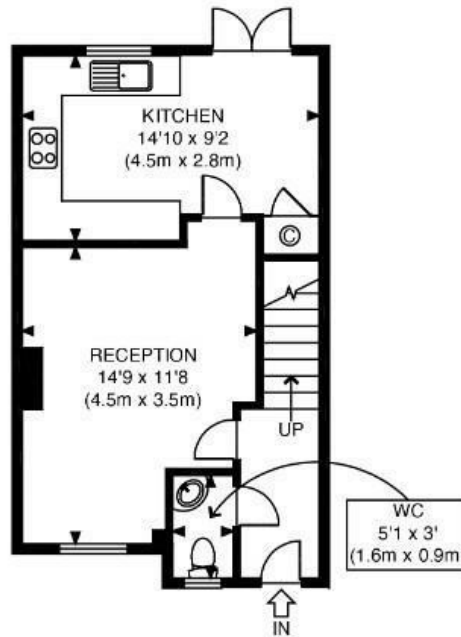
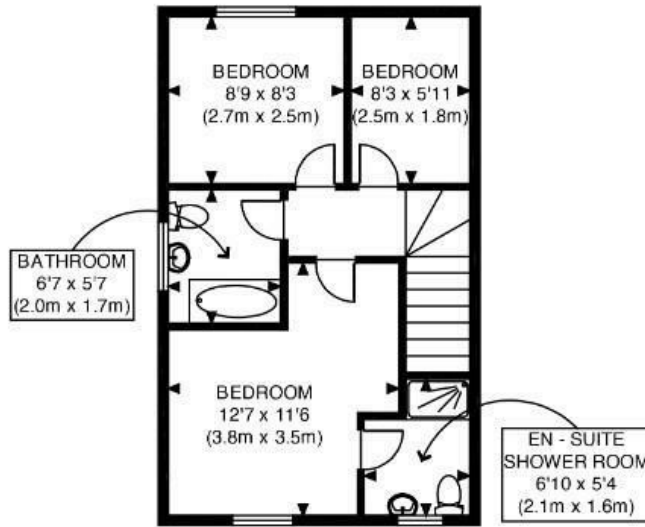
- MODERN THREE BEDROOM SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER LOCATION (QUIET CUL-DE-SAC)
- MANY UPGRADES
- SUMMERHOUSE
- MASTER BEDROOM WITH EN-SUITE
- PRIVATE DRIVEWAY FOR TWO VEHICLES



Directions



Floor Plan



APPROX. GROSS INTERNAL FLOOR AREA 767 SQ FT / 71 SQ M
 Ref: 021122 Copyright **photo plan**

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

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