



Waterside, Northgate Street, Leicester

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- Open plan kitchen/diner with bay window
- Master bedroom with En Suite and Juliet balcony
- Stunning private terrace overlooking the canal

Plot 27, The Rothley is a spacious four-bedroom Mid-Terrace family home, perfectly designed for riverside living. Located just a stone's throw from Leicester town centre, it offers the ideal balance of city convenience and tranquil canal-side views, creating a peaceful retreat just moments from the heart of the city.

The ground floor features a modern kitchen/dining area with a charming bay window, allowing plenty of natural light to flood the space. There is also a convenient downstairs W.C. for added practicality.

On the first floor, the master bedroom boasts an en-suite bathroom, offering a private sanctuary. Additionally, there is a second double bedroom, a single bedroom, and a modern family bathroom, making this floor ideal for family living.

The highlight of The Rothley is the bright and airy lounge on the second floor. French doors open onto a terrace that overlooks the canal, providing stunning views and a perfect space for entertaining or simply enjoying the outdoors in your own private sanctuary. A further single bedroom and a private office space complete the second floor, offering flexibility for work or leisure.

Situated just a stone's throw from Leicester town centre, The Rothley combines the best of both worlds—easy access to all of the city's amenities while providing a peaceful, canal-side setting that enhances your living experience.

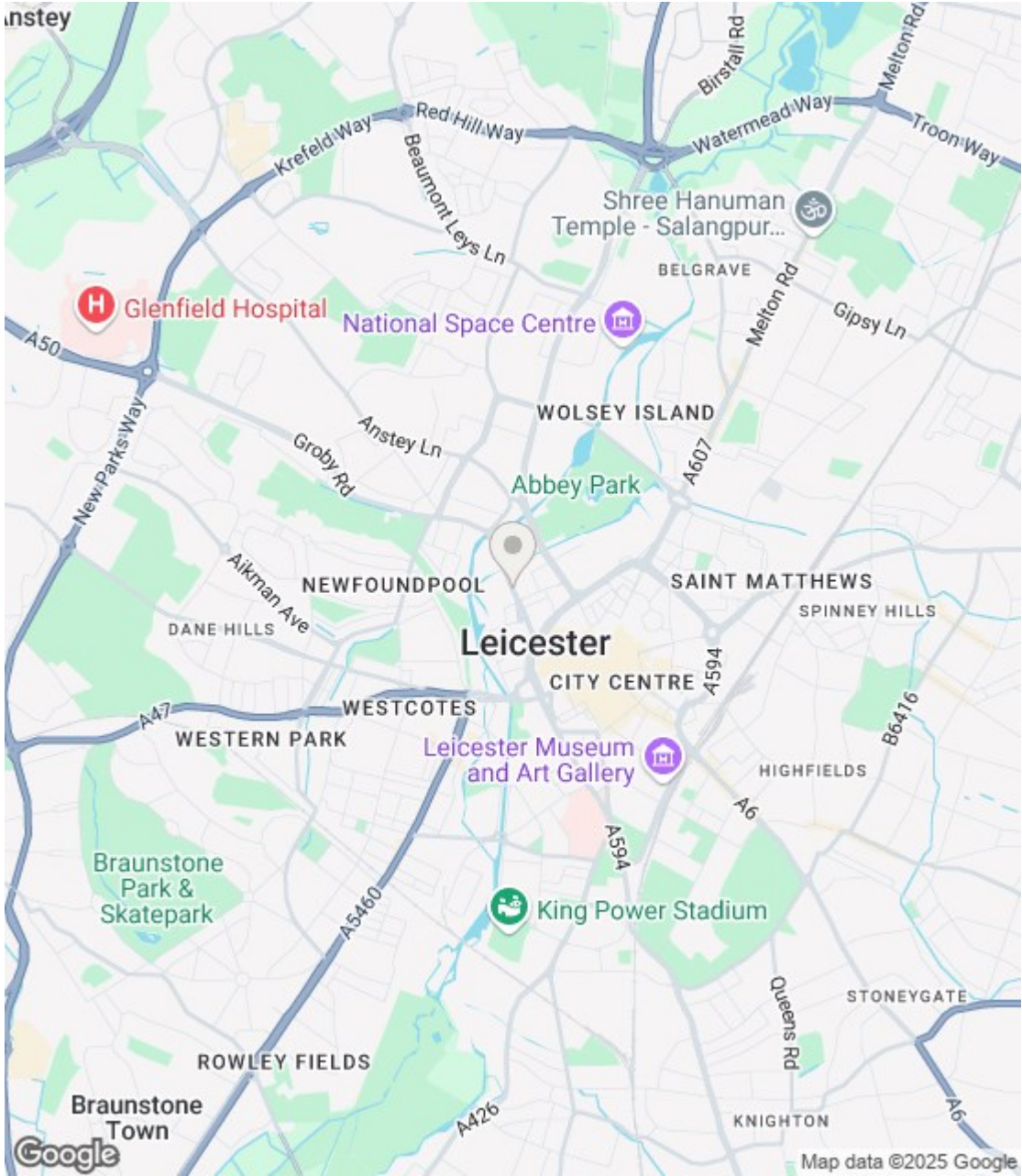
For more information, get in touch with SellMyHome, Leicester on 0116 482 2422 or email us at contact@sellmyhome.co.uk

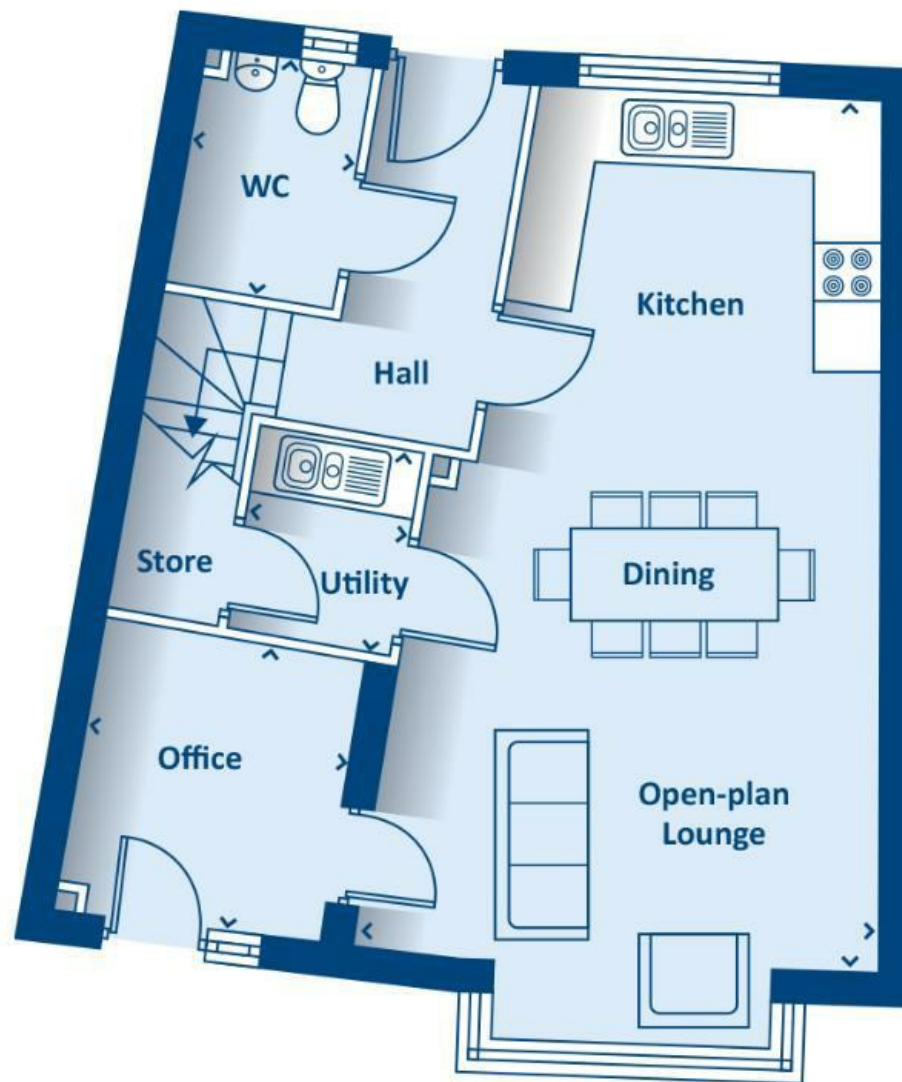
Estate management fee: £163.65 annually + VAT

Price: £450,000

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	





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