



**Barwell Drive, Rothley**  
Leicester, LE7 7WB

**NEWTON**FALLOWELL 

**Barwell Drive, Rothley  
Leicester, LE7 7WB  
Offers Over £210,000**

**\*\*\* NO UPWARD CHAIN \*\*\* TWO DOUBLE BEDROOMS \*\*\*  
RECENTLY CONSTRUCTED BY WILLIAM DAVIS IN 2019 \*\*\*  
BALANCE OF BUILDERS 10 YEAR GUARANTEE \*\*\***

Offered in superb decorative order throughout and being very well appointed, this two double bedroomed end terraced home is enviably located with a non-overlooked rearward aspect on the ever popular William Davis Rothley Meadows development in a small cul-de-sac. The property was constructed just over a year ago in September 2019 and carries the remainder of the builder's guarantee. Perfect for the first time buyer or downsizer or first time buyer alike, an early internal inspection is advised.

The internal accommodation comprises in brief; entrance hall, lounge, dining kitchen, downstairs WC, first floor landing, two double bedrooms and a family bathroom.

Externally to the front there is driveway parking for two cars side by side and a lawned front garden. There is gated access to the rear garden which is of generous proportions and features a good sized lawn with a flagstoned patio and path leading to the rear gate.



### Accommodation

A composite front door beneath an attractive canopy porch leads into:-

### Entrance Hall

Having a staircase rising to the first floor landing, radiator, telephone point and door to:-

### Lounge

Having a UPVC double glazed window to the front elevation, radiator, television point and door to:-

### Dining Kitchen

Being fitted with a range of grey wall and base units in a Shaker style with a complementary white work surface, inset stainless steel one and a third bowl sink and drainer, integrated Smeg electric oven and grill, four ring gas hob with stainless steel extractor hood and splashback, integrated fridge/freezer, space and plumbing for a washing machine, recessed spotlights, UPVC double glazed window and door to the rear, radiator, concealed gas fired central heating boiler, television point and door to:-

### Downstairs WC

Fitted with a low flush WC, wall mounted wash hand basin with splashback and extractor.

### First Floor Landing

Returning to the entrance hall, a staircase rises to the first floor landing, having access to the loft, radiator and doors off to:-

### Master Bedroom

Having a UPVC double glazed window to the rear elevation, radiator, telephone point and a fitted double wardrobe.

### Bedroom Two

Having a UPVC double glazed window to the front elevation, radiator, television point and a fitted wardrobe.

### Family Bathroom

Being fitted with a panelled bath with shower over, low flush WC, wall mounted wash hand basin, ceramic tiling to water sensitive areas, recessed spotlights, extractor, heated towel ladder and shaver point.

### Exterior and Gardens

Externally to the front there is driveway parking for two cars side by side and a lawned front garden. There is gated access to the rear garden which is of generous proportions and features a good sized lawn with a flagstoned patio and path leading to the rear gate.

### Disclaimer

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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**FLOOR PLANS (if shown)**

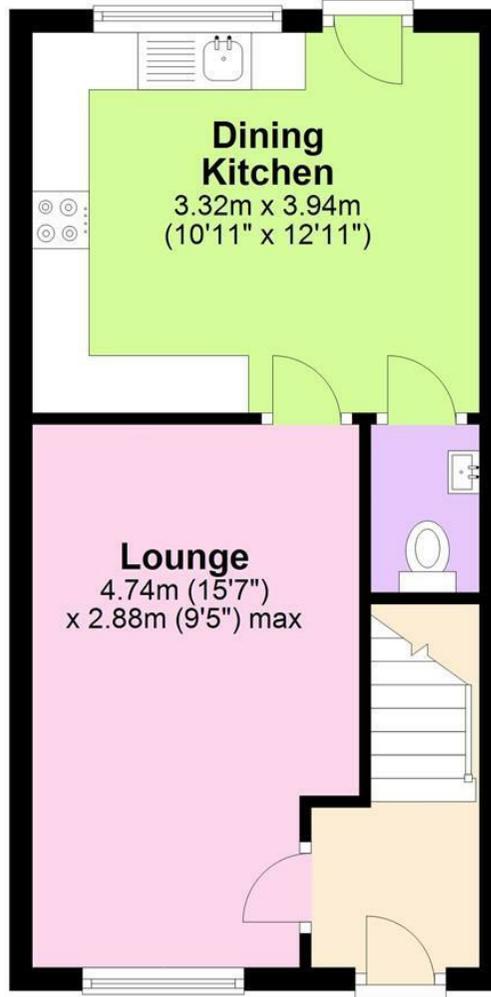
Floor plan is not to scale but meant as a guide only.



| Energy Efficiency Rating  |           |            |
|---|-----------|------------|
|   | Current   | Potential  |
| Very energy efficient - lower running costs                     |           |            |
| (92 plus) <b>A</b>  |           | <b>97</b>  |
| (81-91) <b>B</b>  | <b>83</b> |            |
| (69-80) <b>C</b>  |           |            |
| (55-68) <b>D</b>  |           |            |
| (39-54) <b>E</b>  |           |            |
| (21-38) <b>F</b>  |           |            |
| (1-20) <b>G</b>   |           |            |
| Not energy efficient - higher running costs                     |           |            |
| England & Wales EU Directive 2002/91/EC                         |           |            |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |            |
|   | Current   | Potential  |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |            |
| (92 plus) <b>A</b>  |           | <b>100</b> |
| (81-91) <b>B</b>  | <b>87</b> |            |
| (69-80) <b>C</b>  |           |            |
| (55-68) <b>D</b>  |           |            |
| (39-54) <b>E</b>  |           |            |
| (21-38) <b>F</b>  |           |            |
| (1-20) <b>G</b>   |           |            |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |            |
| England & Wales EU Directive 2002/91/EC                         |           |            |

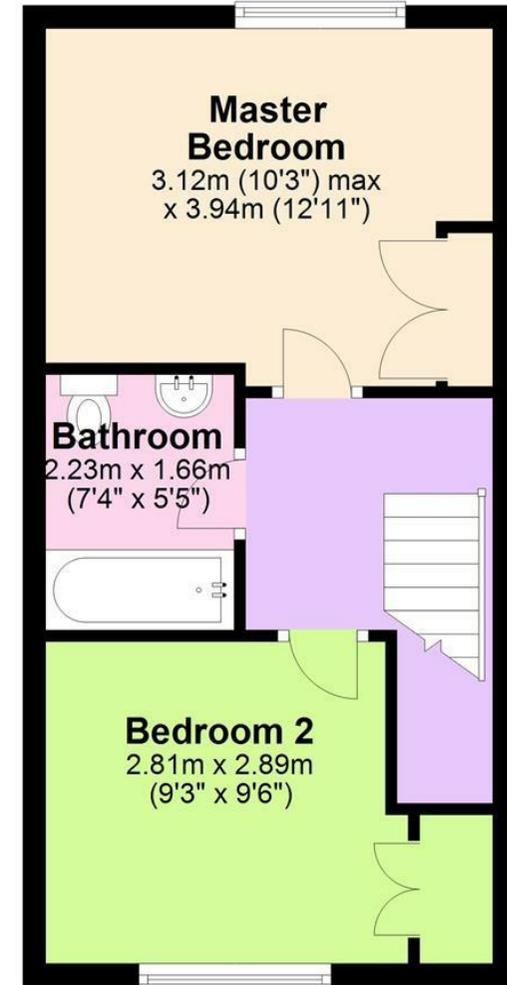
## Ground Floor

Approx. 32.0 sq. metres (344.7 sq. feet)

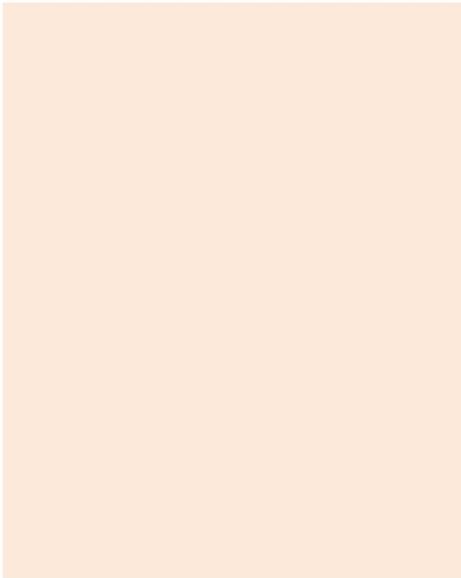


## First Floor

Approx. 32.0 sq. metres (344.3 sq. feet)



Total area: approx. 64.0 sq. metres (688.9 sq. feet)



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