

117 Hallfields Lane

Rothley, Leicester

This well-presented three bedroom end of terrace house is situated in a favoured village location and is offered with no upward chain. The property features a spacious living room, a modern kitchen and a bright conservatory accessing the garden. Upstairs, there are three well-proportioned bedrooms and bathroom. The property has been rented in the past so would also suit investors.

Externally, the property has a lawned front garden with steps leading down to convenient on street parking. The rear garden is arranged over two tiers. * See Note to purchasers in main details.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Favoured Village
- No Upward Chain
- Conservatory
- Three Bedrooms
- Modern Kitchen & Bathroom



Porch**Hall****Living Room**

13' 6" x 13' 6" (4.12m x 4.12m)

Dining Kitchen

16' 6" x 9' 9" (5.02m x 2.98m)

Conservatory

16' 4" x 8' 4" (4.99m x 2.54m)

Landing**Bedroom One**

13' 0" x 9' 3" (3.97m x 2.82m)

Bedroom Two

10' 6" x 10' 0" (3.20m x 3.05m)

Bedroom Three

9' 11" x 7' 2" (3.01m x 2.19m)

Bathroom**IMPORTANT INFORMATION**

The seller has disclosed that there was an ongoing matter during the last tenancy concerning neighbour -related complaints in the vicinity of the property. The property is now vacant. Further details will be provided during the conveyancing process, and prospective purchasers are advised to seek independent legal advice.



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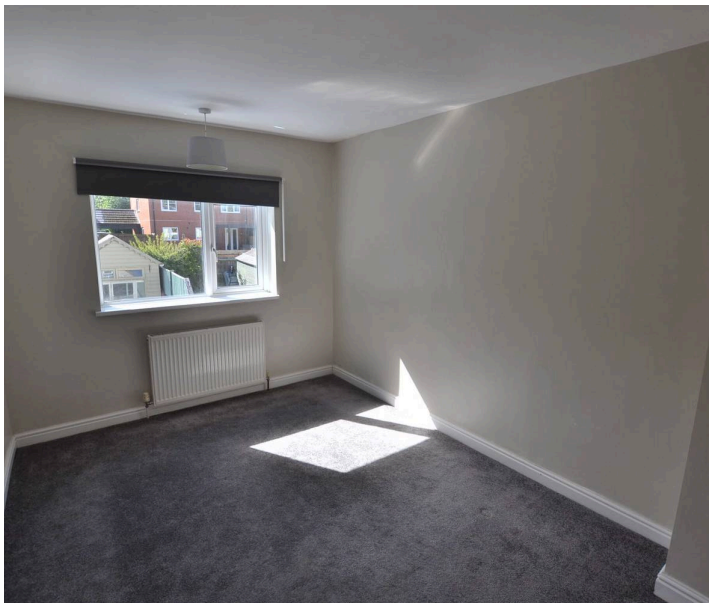
FRONT GARDEN

Lawned front garden with steps down leading to the on street parking

REAR GARDEN

There is a two tier garden with patio areas and timber built shed for storage.

ON STREET





Sinclair Estate Agents

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