FREEHOLD

House - Semi-Detached (EPC Rating: C)

Lockerbie Avenue, Rushey Mead, Leicester, LE4 7NJ

Offers Over

£275,000

SETHS

3 1 2 C

3 Bedroom House - Semi-Detached located in Leicester

***** EXTENDED THREE BEDROOM HOME - RUSHEY MEAD - CAR PORT - GARAGE *****

Seths is pleased to present a fantastic THREE BEDROOM family home in the Rushey Mead area. This Semi-detached house is approached by a pathway to the front entrance door which opens into a porch, there is a lounge with double glazed bay window to the front aspect, and beyond this is the open plan kitchen diner which has a range of fitted base and eye level units and work surface areas, with a separate WC downstairs.

On the first floor, there are two double bedrooms with fitted wardrobes and a single bedroom. The bathroom is fitted with a suite, a bath with shower over, wash basin and partial tiling and a separate WC. To the rear of the property is a lawned garden, garage and parking in the driveway.

***** NO CHAIN *****

PORCH
Laminate flooring and double-glazed windows facing the side and front aspects, leading to the entrance hall.

ENTRANCE HALL
laminate flooring and a radiator, with a double-glazed window facing the side aspect. stairs lead to the first floor, and there is a storage cupboard under the stairs. This area provides access to both the lounge and the sitting room.

LOUNGE
12'8" x 11'5"
laminate flooring, a radiator, and a double-glazed bay window facing the front aspect.

SITTING ROOM
9'11" x 9'4"
Carpeted flooring and includes a storage cupboard located under the stairs. There is a double-glazed window facing the side aspect, open access to a dining room and kitchen, access to a lobby, and a radiator.

DINING ROOM
10'0" x 8'10"
carpeted flooring, a radiator, and an internal window facing the rear aspect/kitchen.

KITCHEN
14'3" x 9'0"
Features tiled flooring, partially tiled walls, and a door leading to the lobby. It also includes a double-glazed window facing the rear aspect, base-level and eye-level units, a radiator, and a stainless steel sink. Plumbing is available for a washer, with a supply for a cooker and an integrated extractor.

LOBBY
Tiled flooring, UPVC door leading to the garden, and access to the WC.

W/C
Tiled flooring, toilet, double-glazed window facing the rear aspect

FIRST FLOOR

LANDING
carpeted flooring and a double-glazed window facing the side aspect, offering access to all first-floor rooms and the loft. Additionally, there is a storage cupboard housing a gas-powered combination boiler.

BEDROOM 1
12'10" x 11'6"
carpeted flooring, inbuilt storage cupboards, a radiator, and a double-glazed bay window facing the front aspect.

BEDROOM 2
carpeted flooring, inbuilt storage cupboards, a radiator, and a double-glazed window facing the rear aspect.

BEDROOM 3
7'4" x 7'8"
Carpeted flooring, a radiator, and a double-glazed window facing the front aspect. Additionally, there is an inbuilt storage cupboard.

BATHROOM
vinyl flooring, a polyvinyl bathtub with tiled walls, a radiator, a wash hand basin, and a double-glazed window facing the rear aspect. It also includes an electric shower.

W/C
toilet, double-glazed window facing the aspect.

OUTSIDE
The property includes a driveway accommodating one vehicle, with a concrete path leading to the entrance hall. A grass lawn is secluded by a perimeter mix of wooden and brick structures. Access to the carport is provided through wooden gates from the driveway. The carport has been weather-protected and offers access to a garage. The garden is secluded by wooden fencing along the border, with a grass lawn, slabbed path providing access to the garage

GARAGE

FREEHOLD

COUNCIL TAX BAND - C

ADDITIONAL INFORMATION

Tenure: Freehold
EPC rating: C
Council Tax Band: C
Council Tax Rate: £2,037.80
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Fibre

GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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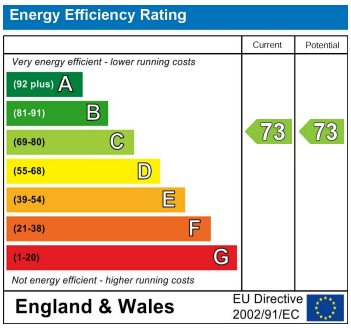
Council Tax Band

C

Energy Performance Graph



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SETHS