FREEHOLD







Bungalow - Detached (EPC Rating: D)

Hardys Avenue, Rushey Mead, Leicester, LE4 7SB

PRICE:

£375,000

SETHS

3 1 1 D

3 Bedroom Bungalow - Detached located in Leicester

***** NO ONWARD CHAIN - LARGE PLOT - THREE BEDROOM DETACHED BUNGALOW *****

Seths Estate Agents are pleased to bring to market this three-bedroom detached bungalow located on Hardy's Avenue in the popular residential area of Rushey Mead, Leicester. Offered to the market with no onward chain, the property sits on a generous plot with development potential, subject to the necessary planning permissions, and benefits from two garages and a driveway.

To the front, the property features a garden with a slabbed patio area, enclosed by a brick-built perimeter, with a driveway and access to both garages via UPVC double doors. To the rear, an ample sized garden is laid to lawn with a slabbed patio area, enclosed by a wooden perimeter.

Internally, the accommodation comprises an entrance hall, a lounge, a kitchen, a lobby with double doors opening onto the rear garden, a WC, a shower room, and three bedrooms, all on one level. The loft is accessible via a hatch.

Contact Seths Estate Agents to arrange a viewing.

GROUND FLOOR

ENTRANCE HALL
12'1" x 3'4"
Laminate flooring, radiator. Accessed via a uPVC door. Provides access to the bedrooms and lounge.

LOUNGE
11'11" x 11'11"
Laminate flooring, radiator, double-glazed window to the rear aspect. Provides access to the kitchen and bedroom three.

BEDROOM ONE
11'11" x 11'1"
Laminate flooring, radiator, double-glazed window to the front aspect.

BEDROOM TWO
11'11" x 8'2"
Laminate flooring, radiator, window to the rear aspect.

BEDROOM THREE
12'0" x 11'0"
Laminate flooring, radiator, double-glazed replacement window to the front aspect. Loft access.

KITCHEN
14'4" x 6'11"
Vinyl flooring, radiator, base and eye-level units, partially tiled walls, integrated four-ring gas hob with oven and extractor over, stainless steel sink, space for fridge, gas combination boiler, double-glazed window to the side aspect. Provides access to the lobby.

LOBBY
7'8" x 4'11"
Vinyl flooring, space and plumbing for washing machine. Double doors providing access to the rear garden. Provides access to the WC, bathroom and garage.

WC
4'2" x 2'7"
Vinyl flooring, panelled walls, panelled ceiling, spotlighting, wash hand basin, WC.

BATHROOM
10'4" x 6'11"
Vinyl flooring, tiled walls, standing radiator, standing shower cubicle with mixer function, wash hand basin, WC, double-glazed window to the side aspect.

GARAGE ONE
17'6" x 8'3"
Brick-built with concrete base, lighting and electrics. uPVC double doors providing access from the lobby.



GARAGE TWO
16'1" x 8'11"
Brick-built with concrete base, lighting and electrics.
uPVC double doors providing access.

OUTSIDE
To the front, the property features a front garden with a slabbed patio, secluded by a brick-built perimeter, along with a driveway. Access to the property is via a passage. To the rear, the property sits on an ample sized plot with development potential, subject to planning permission, laid to lawn with a slabbed patio area and secluded by a wooden perimeter. Both garages have uPVC double doors, and a further set of double doors provides access into the garden.

FREEHOLD

COUNCIL TAX BAND - C

ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: D
Council Tax Band: C (Leicester)
Council Tax Rate: £2,247.78

Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Fibre Broadband

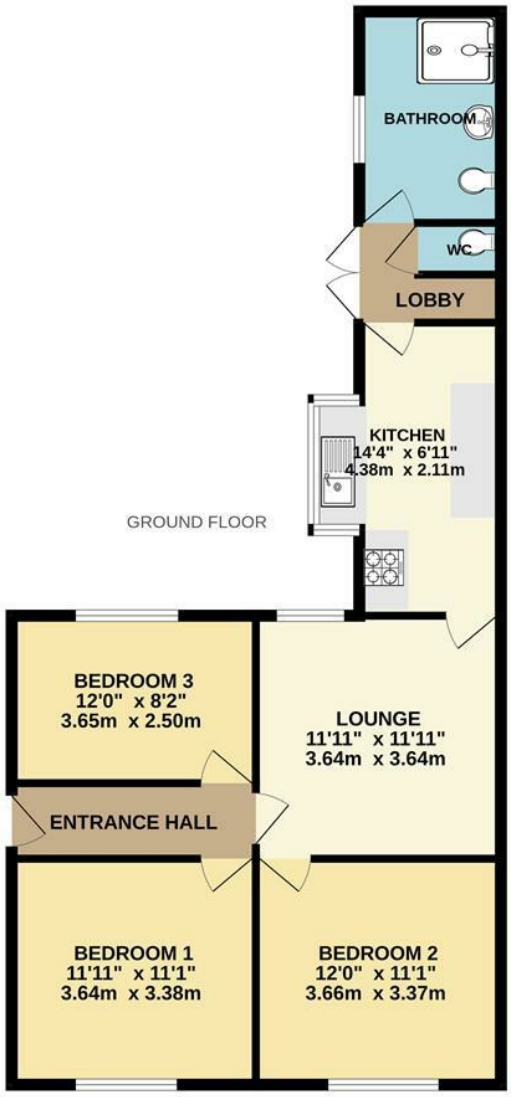










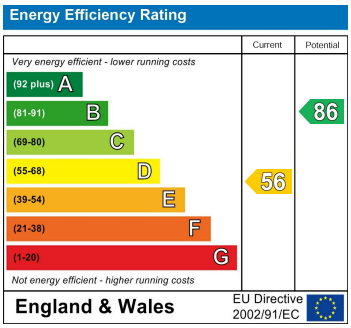


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

SETHS