FREEHOLD

House - Semi-Detached (EPC Rating:)

Gleneagles Avenue, Rushey Mead, Leicester, LE4 7GD

PRICE:

£285,000

SETHS

3 1 2

3 Bedroom House - Semi-Detached located in Leicester

***** THREE BEDROOMS - SEMI-DETACHED - GARAGE - RUSHEY MEAD - NO CHAIN *****

The three-bedroom semi-detached home is situated on Gleneagles Avenue, Rushey Mead, and offers great potential for families. The property features a spacious open-plan lounge and sitting room with sliding doors leading to a private garden. The kitchen is equipped with base and eye-level units, and access to the garden. Outside is a block-paved garden, brick-built storage, a greenhouse, and a detached garage. The front offers a driveway for off-road parking. Conveniently located close to local amenities, this home is offered to the market with no chain and is perfect for buyers looking to modernize.

Call Seths today to arrange a viewing - 0116 266 9977.

PORCH

ENTRANCE HALL
Carpeted flooring, double-glazed window facing the side aspect, radiator. Stairs leading to the first floor, a storage area under the stairs, and electric meters. Access to all rooms on the ground floor.

LOUNGE
10'11" x 10'3"
Carpeted flooring, radiator, double-glazed window facing the front aspect, open access into the sitting room.

SITTING ROOM
15'5" x 9'9"
Carpeted flooring, access to the entrance hall, radiator. Sliding UPVC door allows access to the garden.

KITCHEN
12'9" x 5'10"
Tiled flooring, radiator, and storage area under the stairs. UPVC door allowing access to the garden. Base and eye-level units, partially tiled walls, integrated four-ring gas burner with oven and extractor over. Stainless steel sink, two double-glazed windows facing the side aspect.

FIRST FLOOR

LANDING
Carpeted flooring, double glazed window facing the side aspect. Provides access to all rooms on the first floor and access to the loft.

BEDROOM 1
11'11" x 10'5"
Carpeted flooring, in-built storage cupboard, radiator, double-glazed bay window facing the front aspect.

BEDROOM 2
11'10" x 8'11"
Carpeted flooring, radiator, double-glazed window facing the rear aspect, in-built storage cupboard.

BEDROOM 3
7'8" x 6'11"
Laminate flooring, radiator, double-glazed window facing the rear aspect.

BATHROOM
Tiled flooring, tiled walls, panelled ceiling, standing radiator, toilet, wash hand basin, polyvinyl bathtub with electric shower.

OUTSIDE
Paved driveway accommodating parking for two vehicles, wooden fenced border secluding the front garden. Access to the garage via a metal up-and-over door, and wooden gate allows access to the garden. Entrance to the property via a sliding door leading to a porch. Garden featuring a block paved surface, secluded by a combination of brick-built and wooden borders. Greenhouse, access to the garage, and a brick-built storage shed. The wooden gate allows access to the front.

GARAGE
Accessed via metal up and over door, a wooden door at the side allows access from the garden.

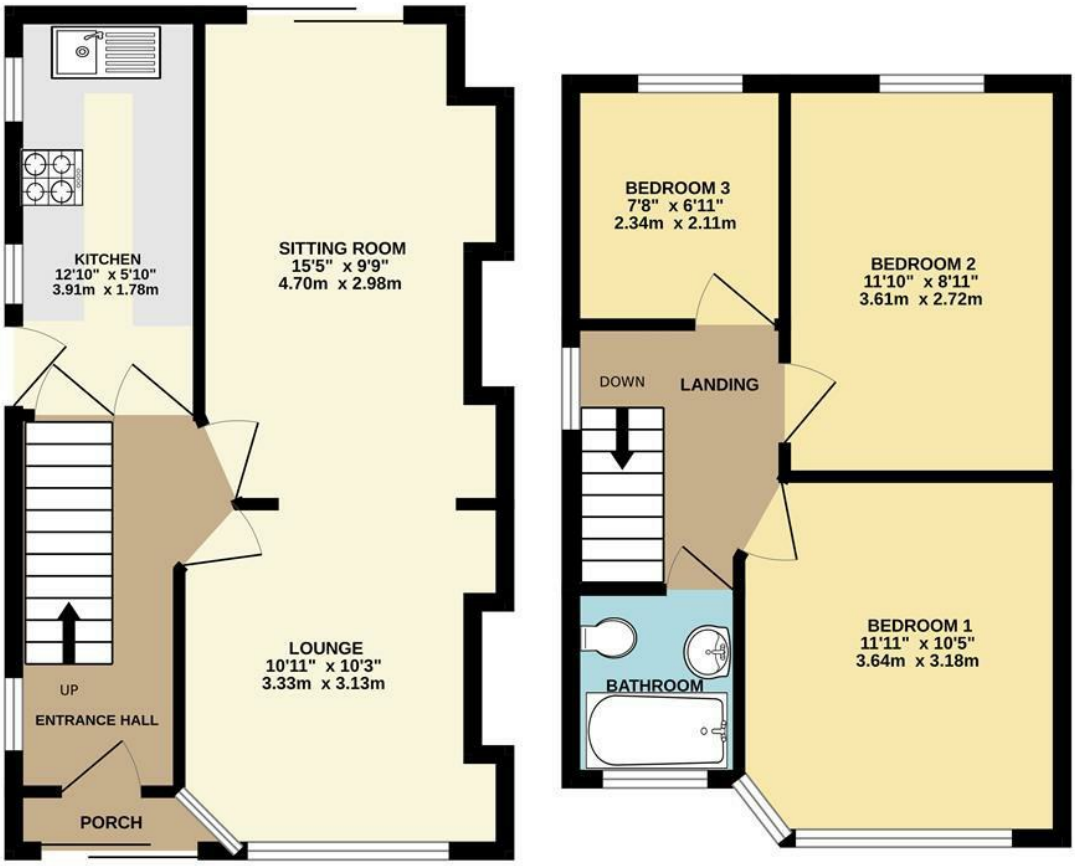
FREEHOLD

COUNCIL TAX BAND - B

ADDITIONAL INFORMATION

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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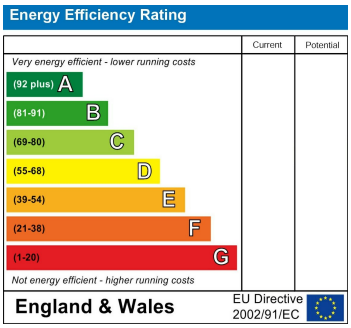
Council Tax Band

B

Energy Performance Graph



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SETHS