

FREEHOLD



House - Semi-Detached

GLENCOE AVENUE, RUSHEY MEAD, LEICESTER, LE4 7NE

Offers Over

£325,000

FEATURES

- Three Bedrooms
- Driveway for Three Vehicles
- Garage
- Gas Central Heating
- Upstairs Wet Room
- Semi Detached
- No Chain
- Downstairs Shower Room
- Double Glazed
- Rear Garden



 **SETHS**

3 Bedroom House - Semi-Detached located in Leicester

ENTRANCE HALL

Carpeted flooring, stairs leading to the first floor. access to the lounge and kitchen. Storage cupboard located under stairs to accommodate gas, electric metres and consumer units.

LOUNGE

12'9" x 11'7"

Carpeted flooring, radiator, gas fireplace, access to the sitting room, double-glazed window facing the front aspect.

SITTING ROOM

9'10" x 9'3"

Carpeted flooring, radiator, double-glazed window facing the rear aspect, access to the kitchen.

KITCHEN

9'4" x 9'7"

Laminate flooring, base and eye level units, stainless steel sink, integrated four-ring gas burner with oven and extractor over. tiled walls, double-glazed window facing the rear aspect.

LOBBY

Laminate flooring, plumbing for washing machine, double glazed window facing the side aspect, uPVC door leading to the garden, access to the downstairs shower room.

SHOWER ROOM

Laminate flooring, standing shower cubicle with electric shower, wash hand basin, toilet, and tiled walls.

FIRST FLOOR

LANDING

Carpeted flooring, providing access to all rooms on the first floor and loft, double

glazed window facing the side aspect, storage cupboard to include gas-powered combination boiler.

BEDROOM 1

11'8" x 10'11"

Carpeted flooring, radiator, double-glazed window facing the front aspect, in-built storage cupboards.

BEDROOM 2

11'3" x 9'10"

Carpeted flooring, radiator, double-glazed window facing the rear aspect, in-built storage cupboards.

BEDROOM 3

7'10" x 7'5"

Carpeted flooring, radiator, double-glazed window facing the front aspect

BATHROOM

Tiled walls, standing radiator, mixer shower, wash hand basin, toilet, double glazed window facing the rear aspect.

OUTSIDE

To the front, the property features a drive large enough to accommodate parking for three vehicles and access to the garage via a metal up-and-over door, a paved drive secluded by a combination of brick-built and wooden fencing secluding the perimeter. To the rear, the garden features paved slabs and is secluded by wooden fencing along the perimeter. Access to the garage from the garden via a wooden gate.

GARAGE

Electrically equipped.

FREEHOLD

COUNCIL TAX BAND - B





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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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

