House - Semi-Detached

HUGGETT CLOSE, RUSHEY MEAD, LEICESTER, LE4 7PY

Offers Over

£295,000

FEATURES

- Three Bedrooms
- Semi Detached
- Rushey Mead
- Ideal Family Home
- Gas Central Heating
- Off Road Parking
- Garage
- Viewings By Appointment Only
- Double Glazing
- Ample Storage

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SETHS

3 Bedroom House - Semi-Detached located in Leicester

PORCH
Tiled flooring, with a UPVC door allowing access into the property. It has a double-glazed window facing the front aspect and another double-glazed window facing the side. A wooden door provides access into the main accommodation.

ENTRANCE HALL
Laminate flooring, with a radiator and stairs leading to the first floor. Access to the lounge is via double doors.

LOUNGE
13'6" x 12'0"
Laminate flooring, radiator, double-glazed window facing the front aspect, storage cupboard under the stairs, spotlighting, and open access into the dining area.

DINING ROOM
10'4" x 8'1"
Laminate flooring, radiator, sliding UPVC doors leading into the extended sitting room.

EXTENDED SITTING ROOM
10'4" x 7'4"
Laminate flooring, radiator, and double-glazed window facing the rear aspect.

KITCHEN
10'11" x 7'3"
Tiled flooring, fully tiled walls, base and eye-level units, space for a fridge, gas-powered boiler, integrated four-gas burner with oven and extractor, stainless steel sink, double-glazed window facing the side aspect, and access to the lobby.

LOBBY/UTLITY ROOM
10'4" x 7'3"
Tiled flooring, partially tiled walls, hatch for loft access, wash hand basin, UPVC door to the outside, radiator, double-glazed window facing the rear aspect, and plumbing for a washer. The lobby provides access to a downstairs WC.

W/C
Tiled flooring, fully tiled walls, panelled ceiling, toilet, and a double-glazed window facing the rear aspect.

FIRST FLOOR

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

BEDROOM ONE
13'4" x 8'5"
Laminate flooring, radiator, double-glazed window facing the front aspect, and in-built storage cupboard.

BEDROOM TWO
9'1" x 9'1"
Laminate flooring, radiator, double-glazed window facing the rear aspect, and in-built storage cupboard.

BEDROOM THREE
8'5" x 6'9"
Laminate flooring, radiator, double-glazed window facing the front aspect, with a storage cupboard located over the stairs.

SHOWER ROOM
Fitted shower cubicle, wash hand basin and w.c. and radiator.

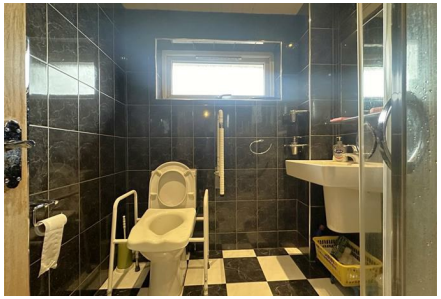
OUTSIDE
The front of the property features a block-paved drive accommodating parking for three vehicles, enclosed by a brick-built perimeter. The drive allows access to a carport, leading to further parking spaces and a garage with an up-and-over door. The property includes a gas meter and electric meter. To the rear, there is a paved garden surrounded by a wooden fenced perimeter.

FREEHOLD

COUNCIL TAX BAND - C

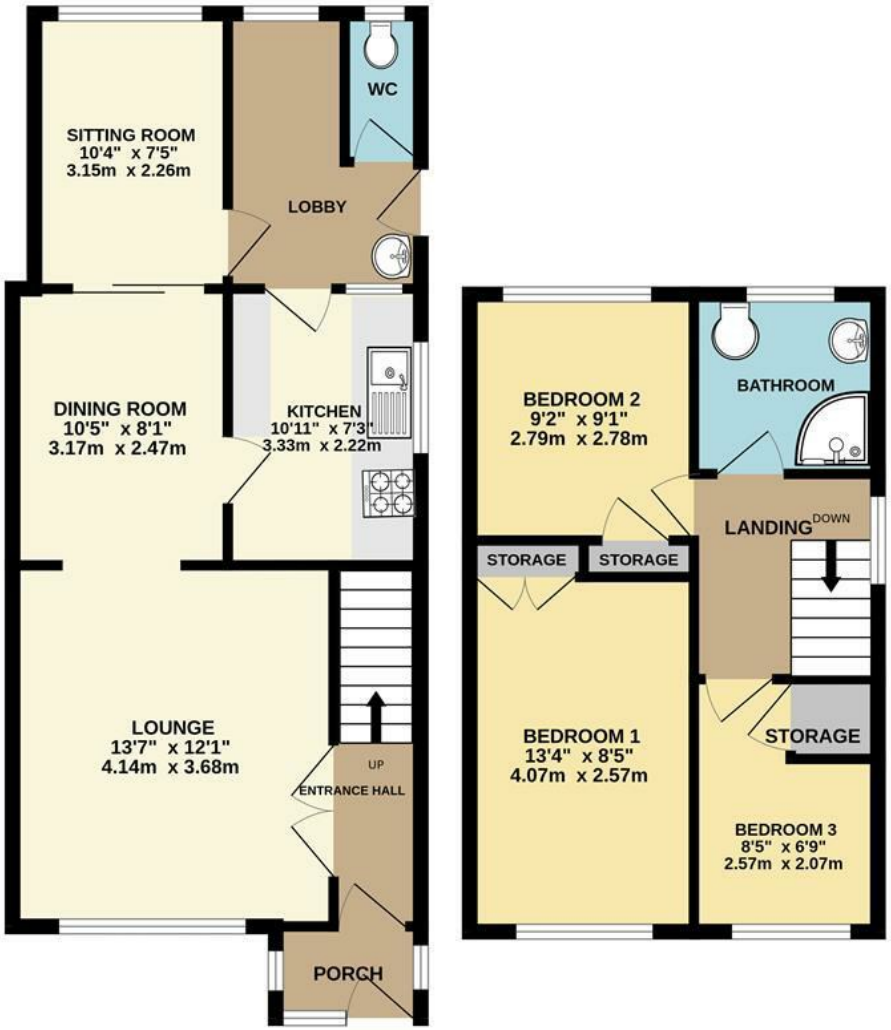
FREEHOLD

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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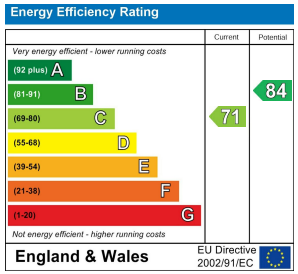

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

SETHS