FREEHOLD

House - Semi-Detached (EPC Rating:)

WENTBRIDGE ROAD, RUSHEY MEAD, LEICESTER, LE4 7ZJ

PRICE:

£295,000

SETHS

3 1 1

3 Bedroom House - Semi-Detached located in Leicester

***** 3 BEDROOMS - SEMI DETACHED - DRIVE - GARAGE - RUSHEY MEAD *****

Situated in the popular Rushey Mead area of Leicester, this 3-bedroom semi-detached home offers ample space for families and potential for extension (subject to planning). With off-road parking, a garage, and a driveway.

The ground floor includes a entrance porch, entrance hall, spacious through lounge and diner with French double doors leading to the rear garden, as well as a well-fitted kitchen with a pantry and side access. The first floor features three well-proportioned bedrooms with built-in storage, along with a family bathroom.

The rear garden is a combination of a paved patio, gravel, and a small grass lawn, offering plenty of potential for further customization. The property also benefits from double glazing, gas central heating, and a new boiler fitted last year.

Ideal for families looking for a home with room to grow and located close to local schools, amenities, and transport links.

To arrange a viewing, contact Seths Estate Agents today on 0116 266 9977.

PORCH
Double glazed sliding door to front tiled flooring and access into the property.

ENTRANCE HALL
Laminate flooring with a radiator, stairs leading to the first floor, and a storage cupboard under the stairs that houses the gas and electric meters as well as the consumer unit. Access is provided to the lounge/diner and kitchen.

THROUGH LOUNGE & DINER
25'8" x 11'3"
Laminate flooring with two radiators, a double-glazed window facing the front aspect, serving hatch to the kitchen and UPVC double glazed French doors leading to the garden.

KITCHEN
11'3" x 10'1"
Tiled flooring with plumbing for a washing machine, dryer, tiled walls, integrated electric oven and four ring gas hob with extractor above, ceiling spotlights, access to the a newly fitted Worcester Bosch combi boiler, base-level and eye-level units, a stainless steel sink, double-glazed windows facing both the front and side aspects, double glazed door to the rear garden. There is a serving hatch to the lounge area and a storage cupboard under the stairs used as a pantry.

FIRST FLOOR

LANDING
Carpeted, access to storage cupboard and double glazed window to side aspect.

BEDROOM ONE
11'11" x 10'1"
Laminate flooring with a radiator, in-built storage cupboard, additional wardrobes and a double-glazed window facing the front aspect.

BEDROOM TWO
11'5" x 11'3"
Laminate flooring with a radiator and a double-glazed window facing the rear aspect.

BEDROOM THREE
8'4" x 7'3"
Laminate flooring with a radiator, smart thermostat, and fibre optic connectivity. There is a double-glazed window facing the front aspect and a storage cupboard located over the stairs.

BATHROOM
Vinyl flooring with fully tiled walls, a radiator, a toilet, a wash hand basin, panelled bath tub with shower attachment over and an electric shower, and a double-glazed window facing the rear aspect.

OUTSIDE
To the front, the property features a concrete slab driveway that provides parking for one vehicle. There is a gravel surface detail and a metal gate that allows access to the side of the property, where additional parking is possible. The front garden is enclosed by a combination of brick-built and wooden perimeters. Entry into the property is via a sliding UPVC door leading into the porch.

The rear garden can be accessed through the metal gate at the front, through UPVC doors from the kitchen, or French

doors from the lounge. The garden includes a paved patio area with paths leading to a further paved section at the rear, a gravel surface, and a lawned area. It is enclosed by a wooden fence and offers access to a garage via an up-and-over door and a wooden door. There is potential for an extension, subject to planning permissions.

GARAGE

Accessible via a metal up-and-over door and a wooden door. It includes electrics and lighting, with a double-glazed window facing the rear aspect.

FREEHOLD

COUNCIL TAX BAND - C

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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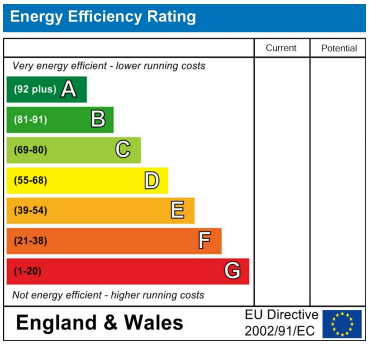
Council Tax Band

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