FREEHOLD

House - Semi-Detached (EPC Rating:)

COLES CLOSE, RUSHEY MEAD, LEICESTER, LE4 7SY

Offers Over

£300,000

SETHS

3 1 2

3 Bedroom House - Semi-Detached located in Leicester

***** RUSHEY MEAD - NO CHAIN - SEMI DETACHED - GARAGE - OFF ROAD PARKING *****

Seths are proud to market this well-proportioned three-bedroom semi-detached home, situated on the popular Coles Close in Rushey Mead and offered to the market with no upward chain.

The property benefits from an entrance porch leading into a welcoming hallway with under-stair storage. The front-facing lounge features a fireplace and opens into a dining area with sliding doors providing access to the rear garden. The fitted kitchen includes a range of base and eye-level units, integrated appliances, and a door to the garden.

Upstairs, the home offers three bedrooms – two doubles with in-built storage and a good-sized single – along with a family bathroom fitted with a three-piece suite and electric shower.

Externally, the property features a front garden with off-road parking, a private rear garden, and access to a detached garage via an up-and-over door. The home is enclosed by a combination of brick wall and wooden fencing, offering privacy and security.

Located in a sought-after residential area close to local schools, amenities, and excellent transport links, this property makes an ideal family home or investment opportunity.

GROUND FLOOR

PORCH
Accessed via a UPVC door, the entrance porch features carpeted flooring and double glazed windows facing both the front and side aspects. It leads directly into the main entrance hall.

ENTRANCE HALL
11'7" x 6'0"
With carpeted flooring and a radiator, the entrance hall provides access to both the kitchen and lounge, with stairs leading to the first floor. A convenient storage cupboard is located beneath the staircase.

LOUNGE
13'0" x 10'4"
Carpeted flooring, a feature fireplace, radiator, and a double glazed window facing the front aspect. The room opens into the dining area for a natural flow of space.

DINING ROOM
10'9" x 8'11"
Carpeted flooring, the dining room includes a radiator and sliding double glazed patio doors that open out into the garden.

KITCHEN
10'4" x 7'5"
Finished with tiled flooring and fully tiled walls, the kitchen is fitted with base and eye-level units, an integrated four-ring gas burner with oven and extractor above, and a stainless steel sink. There is space and plumbing for a washing machine, along with an integrated fridge and freezer. A double glazed window faces the side aspect, and a door provides access to the rear garden.

FIRST FLOOR

LANDING
Carpeted throughout, the first-floor landing provides access to all bedrooms and the bathroom. A hatch with drop-down ladder gives access to the loft. There's a storage cupboard above the stairs, and a double glazed window facing the side aspect allows natural light to flow through.

BEDROOM ONE
12'9" x 10'2"
A generously sized double bedroom with carpeted flooring, radiator, built-in storage cupboard, and a double glazed window overlooking the front aspect.

BEDROOM TWO
11'2" x 10'2"
Also a double, this bedroom features carpeted flooring, radiator, built-in storage, and a double glazed window with a rear garden view.

BEDROOM THREE
9'6" x 6'5"
Ideal as a single bedroom, home office, or nursery. Includes a radiator and a storage cupboard built over the stairs.

BATHROOM
6'2" x 6'1"
Finished with vinyl flooring and fully tiled walls. Comprises

a wash hand basin, toilet, radiator, and a polyvinyl bathtub with an electric shower attachment. A double glazed window faces the rear aspect.

OUTSIDE

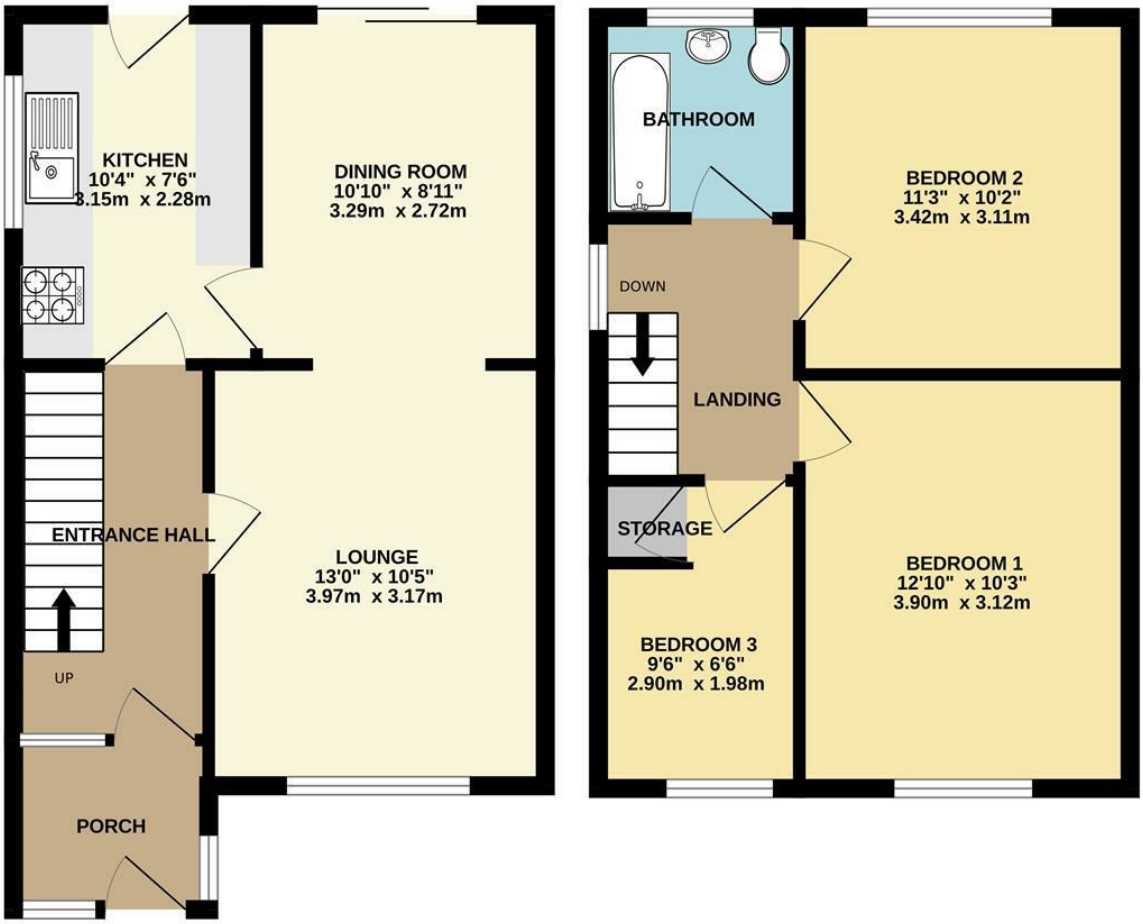
To the front, the property benefits from off-road parking and a front garden enclosed by a brick-built boundary. The garage is accessed via a metal up-and-over door.
To the rear, the garden is enclosed by timber fencing and also provides access to the garage

ADDITIONAL INFORMATION

Tenure: Freehold
EPC rating: TBC
Council Tax Band: C (Leicester)
Council Tax Rate: £2,140.20
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Fibre Broadband

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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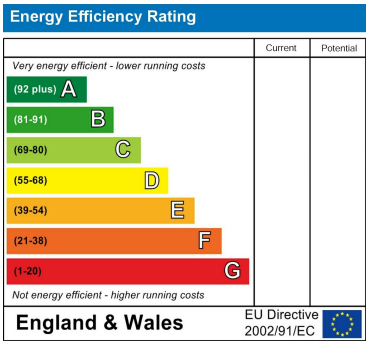
Council Tax Band

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