House - Semi-Detached (EPC Rating: C)

Wentbridge Road, Rushey Mead, Leicester, LE4 7ZJ

Offers Over

£430,000

SETHS

5 2 1 C

5 Bedroom House - Semi-Detached located in Leicester

***** IDEAL FAMILY HOME - RUSHEY MEAD - FIVE BEDROOM - THREE BATHROOMS - EXTENDED *****

Seths is pleased to present this spacious five-bedroom semi-detached home on Wentbridge Road, featuring parking for up to three vehicles.

The ground floor offers a bright lounge with laminate flooring, accent lighting, and sliding doors leading to the extended kitchen and diner. This area includes an island, integrated appliances, skylights, and garden access. A second kitchen provides additional cooking space. A versatile downstairs bedroom with its entrance and a modern wet room is ideal for guests or extended family.

Upstairs, four well-sized bedrooms include a master with an ensuite: a modern family bathroom and loft access with storage complete the upper floor.

The rear garden features a patio, an Astroturf lawn, and a wooden shed, all enclosed for privacy.

A fantastic family home in a sought-after location—contact Seths to arrange a viewing.

ENTRANCE HALL

19'4" x 5'4"

The property is accessed via a composite door, leading into a tiled-floor entrance hall with double-glazed windows facing the front aspect. The space includes an inbuilt storage cupboard, spotlighting, and a radiator. Carpeted stairs lead to the first floor, with an additional storage cupboard located under the stairs. The hallway provides access to the lounge, extended study/reception room, and extended kitchen and diner.

DOWNSTAIRS BEDROOM

12'5" x 5'11"

This ground-floor bedroom features laminate flooring, a composite door allowing access from the outside, and a double-glazed window facing the front aspect. A standing-style radiator is included. Access to the downstairs wet room is available via the entrance hall through a sliding wooden door.

EN SUITE

5'11" x 4'8"

Designed with tiled flooring, tiled walls, panelled ceilings, and spotlighting. It includes a wash hand basin with a vanity unit, a toilet, a standing radiator, and a standing shower cubicle with an electric function.

LOUNGE

25'2" x 10'11"

Featuring laminate flooring, a double-glazed window facing the front aspect, spotlighting, and stereo ceiling fittings with accent lighting. A radiator is present, along with sliding double-glazed UPVC doors providing access to the extended kitchen and diner. A third radiator is also included in the space.

EXTENDED KITCHEN AND DINER

24'0" x 18'3"

This spacious area includes laminate flooring, a storage cupboard located under the stairs, a wash hand basin, and space for an American-style double fridge. There are base and eye-level units, integrated spotlighting, an integrated oven and grill, and an integrated dishwasher. A central island houses an integrated four-ring gas burner with an extractor and heated splashback. A standing radiator is present, along with sliding UPVC double-glazed doors leading back to the lounge. The dining area benefits from skylighting and additional spotlighting. A UPVC door allows access to the garden, with a double-glazed window facing the right aspect. There is also access to a loft area above the extension.

EXTENDED SECOND KITCHEN

16'8" x 6'8"

This additional kitchen area features laminate flooring, base and eye-level units, and space for a fridge. A double-glazed window faces the side aspect. There are partially tiled walls, an integrated four-ring gas burner with an extractor, and plumbing for two appliances. A UPVC door provides access to the garden. The kitchen also includes a stainless steel sink, a radiator, and a skylight.

FIRST FLOOR

LANDING
The carpeted landing provides access to all first-floor rooms. A hatch allows access to the loft area, which is equipped with a drop-down ladder, a skylight, and a storage area housing the gas-powered combination boiler.

BEDROOM TWO
16'8" x 6'3"
This spacious bedroom features carpeted flooring, an inbuilt storage cupboard, a radiator, and a double-glazed window facing the front aspect.

EN - SUITE
The en-suite bathroom includes vinyl flooring, partially tiled walls, a standing radiator, a wash hand basin with a vanity unit, a double-glazed window facing the rear aspect, and a standing shower cubicle with a mixer function.

BEDROOM THREE
11'6" x 9'10"
A well-proportioned bedroom with carpeted flooring, an inbuilt storage cupboard, a radiator, and a double-glazed window facing the front aspect.

BEDROOM FOUR
11'1" x 8'9"
Featuring carpeted flooring, an inbuilt storage cupboard, a radiator, and a double-glazed window facing the rear aspect.

BEDROOM FIVE
8'0" x 6'10"
This bedroom includes carpeted flooring, an inbuilt storage cupboard, a radiator, and a double-glazed window facing the front aspect.

FAMILY BATHROOM
6'9" x 4'11"
The main bathroom is designed with tiled flooring, base and eye-level units, a wash hand basin with a vanity unit, a toilet, spotlighting, panelled ceilings, tiled walls, a standing radiator, and a double-glazed window facing the rear aspect. The bathroom includes a standing shower cubicle with a mixer function.

OUTSIDE
The rear garden features a concrete patio area leading onto an Astroturf grass lawn, surrounded by gravel. The property is fully enclosed by a wooden-fenced border,

ensuring privacy. A wooden shed is also accessible from the garden.

FREEHOLD

COUNCIL TAX BAND - C

ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: C
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

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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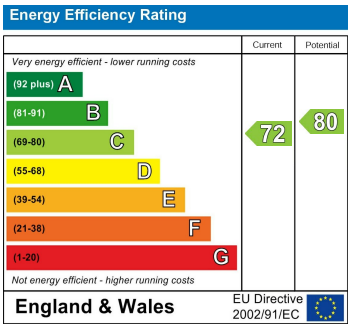
Council Tax Band

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