FREEHOLD

House - Semi-Detached (EPC Rating: C)

Badminton Road, Rushey Mead, Leicester, LE4 7RQ

PRICE:

£355,000

SETHS

4 2 1 C

4 Bedroom House - Semi-Detached located in Leicester

***** EXTENDED - LARGE BEDROOMS - IDEAL FAMILY HOME - RUSHEY MEAD *****

This well-extended semi-detached home in Rushey Mead offers spacious and versatile living, featuring an open-plan layout, a ground-floor bedroom and wet room, and ample parking for three vehicles.

The bright lounge, with a bay window to the front, leads into an extended kitchen and dining area, complete with integrated appliances, tiled flooring, and spotlighting. A separate lobby provides access to the garage, a ground-floor bedroom, and a wet room.

Upstairs, there are three well-proportioned bedrooms, all with built-in storage, and a modern family bathroom with a corner bathtub and shower.

Externally, the property boasts a low-maintenance rear garden, a driveway with space for multiple cars, and an electrically operated garage door. A fantastic opportunity for families looking for extra space in a sought-after location. Contact Seths today to arrange a viewing 0116 266 9666.

LOUNGE
22'10" x 12'11"
Spacious lounge with laminate flooring, accessed via a UPVC door. A double-glazed bay window faces the front aspect, allowing natural light to fill the space. A radiator provides warmth, while stairs lead to the first floor. Double doors offer access to the extended kitchen and dining area.

DINING ROOM
12'10" x 9'2"
The dining room features tiled flooring and a radiator, with access to the extended downstairs bedroom, bathroom, and garage. Open-plan access leads into the extended kitchen. Spotlighting enhances the space, and a double-glazed window faces the rear aspect.

KITCHEN
12'11" x 6'10"
Designed with tiled flooring and partially tiled walls, the kitchen includes a standing radiator, base and eye-level units, and an integrated four-gas burner with an extractor overhead. Additional features include spotlighting, a stainless steel sink, plumbing for a water appliance, space for a double fridge, and integrated microwave and oven. A UPVC door allows access into the garden.

LOBBY
Tiled flooring, providing access to the garage, downstairs bathroom, and downstairs bedroom.

BEDROOM FOUR
14'3" x 6'5"
A well-proportioned room with laminate flooring, a radiator, and a double-glazed window facing the rear aspect.

W/C
Fully tiled wet room with spotlighting, a toilet, and a wash hand basin.

GARAGE
14'10" x 6'5"
Garage with vinyl flooring, a radiator, and an electrically operated metal door.

FIRST FLOOR

LANDING
Carpeted flooring with access to all rooms on the first floor. A storage cupboard and a hatch provide access to the loft storage area.

BEDROOM ONE
12'11" x 11'3"
A spacious bedroom featuring laminate flooring, a radiator, a built-in storage cupboard, and a double-glazed window facing the front aspect.

BEDROOM TWO
12'11" x 9'3"
Carpeted flooring with a radiator, spotlighting, and a double-glazed window facing the rear aspect.

BEDROOM THREE

12'2" x 6'5"

A well-sized third bedroom with laminate flooring, a radiator, a built-in storage cupboard, spotlighting, and a double-glazed window facing the right aspect.

BATHROOM

Bathroom featuring a corner-style polyvinyl bathtub with a mixer-function shower, tiled walls, and tiled flooring. Additional features include a wash hand basin with a vanity unit, a toilet, a standing radiator, and a double-glazed window facing the front aspect.

OUTSIDE

At the front, the property features a driveway with enough space to accommodate at least three vehicles. Access to the garage is available via an electrically operated metal up-and-over door. The front driveway combines block paving and a concrete path, partially enclosed by a brick perimeter.

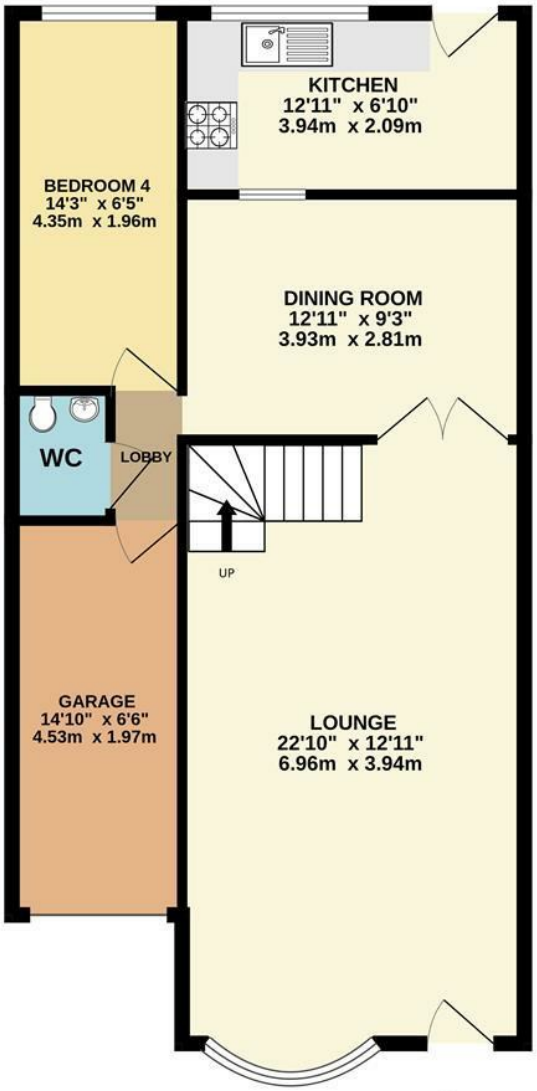
FREEHOLD

COUNCIL TAX BAND - B

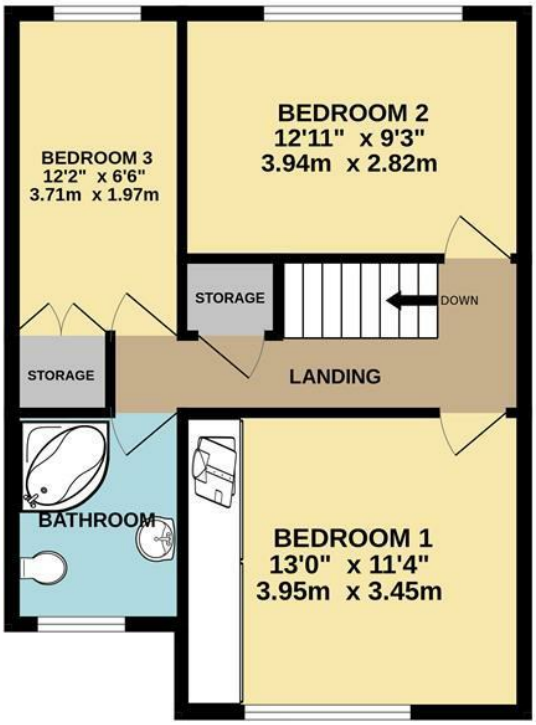
ADDITIONAL INFORMATION

Tenure: Freehold
EPC rating: C
Council Tax Band: B (Leicester)
Council Tax Rate: £1,872.67
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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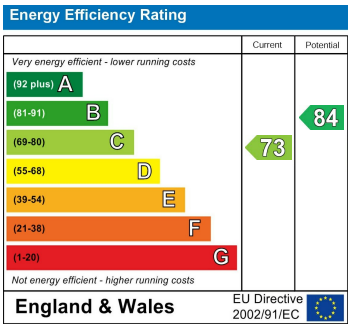
Council Tax Band

B

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