House - Semi-Detached (EPC Rating: C)

Stonehaven Road, Rushey Mead, Leicester, LE4 7PR

Offers Over

£265,000

SETHS

2 1 1 C

2 Bedroom House - Semi-Detached located in Leicester

***** TWO BEDROOMS - SEMI-DETACHED - EXTENDED - DRIVEWAY - RUSHEY MEAD *****

Seths are pleased to present this well-maintained, extended two-bedroom, semi-detached home in Rushey Mead, featuring off-road parking for two vehicles and a south-facing garden.

The ground floor includes an entrance hall, a modern kitchen, a spacious lounge, and an extended reception room with patio doors leading to the garden. Upstairs are two bedrooms and a family bathroom with a bathtub and mixer shower. A loft hatch provides additional storage.

The rear garden is low-maintenance, with a patio and Astroturf lawn enclosed by wooden fencing. A side gate leads to the front, where there is a paved driveway for two cars and extra space along the side if needed.

Additional benefits include recently installed windows and doors and a smart thermostat.

A fantastic home, ready to move into. Contact Seths today to arrange a viewing!

ENTRANCE HALL
10'5" x 5'4"
Finished with laminate flooring and accessed via a composite door. Features a smart thermostat, carpeted stairs leading to the first floor, radiator, and a storage cupboard under the stairs. Provides access to the kitchen and lounge.

KITCHEN
10'3" x 6'9"
Vinyl flooring, plumbing for a washing machine, and space for base units. Double-glazed window facing the front aspect. Includes a sink, gas-powered combination boiler, and space for a freestanding cooker with an integrated extractor over. Space available for a double fridge.

LOUNGE
14'0" x 12'5"
Laminate flooring, a radiator, and open access into the extended reception room.

EXTENDED RECEPTION ROOM
10'9" x 10'5"
Laminate flooring, double-glazed window facing the rear aspect, and doors allowing access to the garden. Features spotlighting.

FIRST FLOOR

LANDING
Carpeted flooring with spotlighting. Hatch provides access to the loft. Access to all first-floor rooms.

BEDROOM ONE
12'5" x 9'5"
Carpet flooring, a radiator, and a double-glazed window face the rear aspect.

BEDROOM TWO
10'4" x 9'4"
Carpet flooring, a radiator, and a storage cupboard is located over the stairs.

BATHROOM
Vinyl flooring, wash hand basin, partially tiled walls, radiator, toilet, and a double-glazed window facing the side aspect. Features spotlighting and a polyvinyl bathtub with a mixer function.

OUTSIDE
The rear garden features a slabbed patio area leading to an easy-to-maintain Astroturf section, enclosed by a wooden fence border. Gravel stone accents along the side add to the aesthetic. A wooden gate provides side access to the front. A car can be accommodated along the side of the garden if needed.

To the front, a paved driveway allows parking for two vehicles.

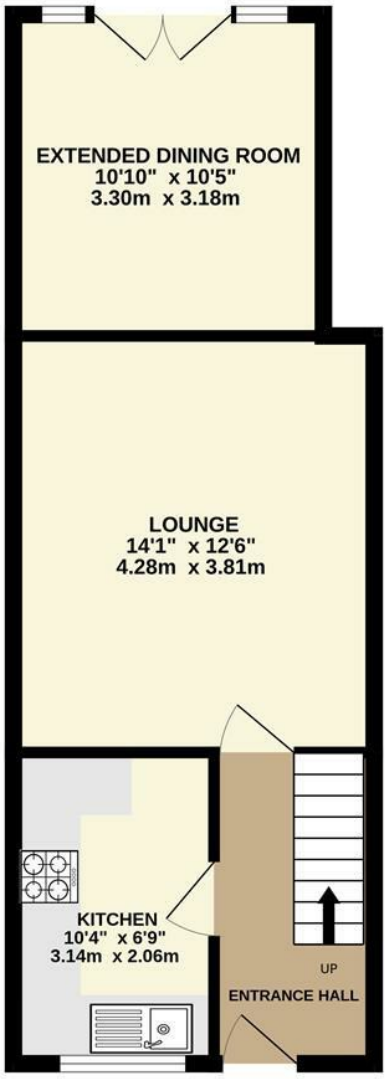
FREEHOLD

COUNCIL TAX BAND - B

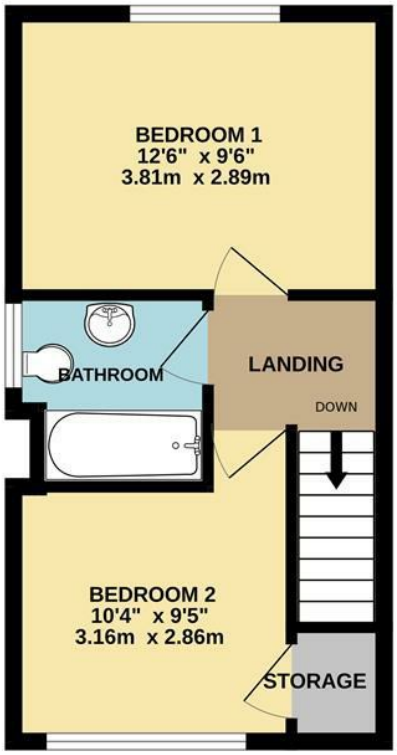
ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: C

Council Tax Band: B (Leicester)
Council Tax Rate: £1,783.06
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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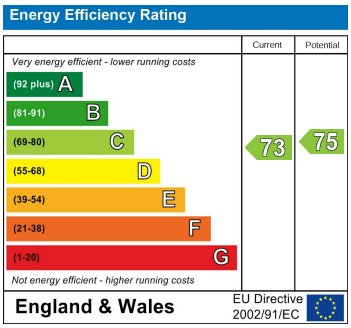
Council Tax Band

B

Energy Performance Graph



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SETHS