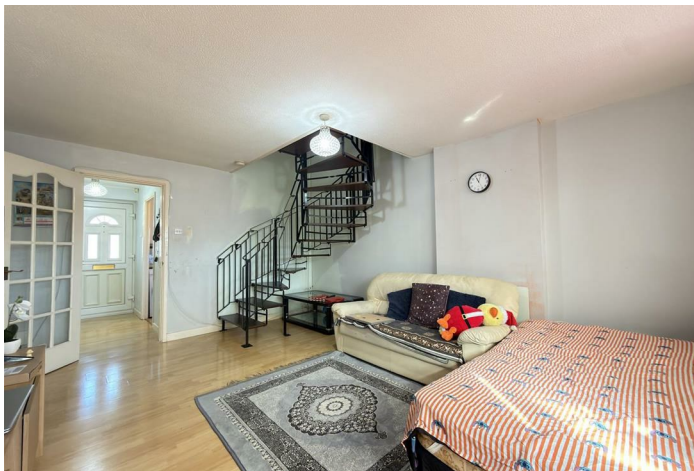


FREEHOLD



House - Townhouse (EPC Rating: C)

**LYLE CLOSE, RUSHEY MEAD, LEICESTER, LE4  
7SA**

**PRICE:**

**£210,000**

**SETHS**



# 2 Bedroom House - Townhouse located in Leicester

## \*\*\* TWO BEDROOMS - CONSERVATORY - TOWN HOUSE \*\*\*

Seths Estate Agents are pleased to bring to market this two-bedroom mid-town house situated on Lyle Close in the sought-after residential area of Rushey Mead, offering a great opportunity for first-time buyers and investors alike. The property further benefits from potential to extend to the rear, subject to the necessary planning permissions. Offered with no onward chain.

To the front, the property features a neat slabbed and gravelled garden enclosed within a wooden perimeter, with a useful storage shed. To the rear, a private enclosed garden provides a great outdoor space with further development potential.

Internally, the ground floor comprises a porch, entrance hall, kitchen to the front, and a generous lounge to the rear which opens into a conservatory — a lovely additional reception space overlooking the garden. To the first floor are two well-proportioned bedrooms, both benefitting from built-in storage, and a family bathroom.

Rushey Mead is a highly convenient and well-regarded residential area to the north of Leicester city centre. Lyle Close itself is ideally positioned with a primary school just behind the property, perfect for young families. Everyday essentials are well catered for with local shops nearby, a Sainsbury's within walking distance, and the popular Three Kilns pub just a short stroll away — a well-loved local. Excellent bus links into Leicester city centre make commuting straightforward.

Contact Seths Today to Arrange a Viewing 0116 266 9977

### GROUND FLOOR

#### PORCH

Tiled flooring, panelled ceiling, spotlighting, double-glazed window to the side aspect. Accessed via a uPVC door to the front aspect, with a further uPVC door providing access into the home.

#### ENTRANCE HALL

7'1" x 4'9"  
Laminate flooring, radiator, storage cupboard. Provides access to the kitchen and lounge.

#### KITCHEN

7'3" x 7'0"  
Laminate flooring, base and high-level units, stainless steel sink, four-ring gas hob with oven and integrated extractor over, gas combination boiler, space and plumbing for washing machine, space for fridge, partially tiled walls, double-glazed window to the front aspect.

#### LOUNGE

15'11" x 12'4"  
Laminate flooring, radiator, double-glazed window to the rear aspect. Spiral metal staircase leading to the first floor. Provides access to the conservatory.

#### CONSERVATORY

11'1" x 7'8"  
Laminate flooring, radiator, double-glazed windows to the

side and rear aspects. uPVC double-glazed door providing access to the rear garden.

### FIRST FLOOR

#### LANDING

7'7" x 7'2"  
Laminate flooring. Provides access to all first-floor rooms.

#### BEDROOM ONE

12'4" x 8'7"  
Laminate flooring, radiator, double-glazed window to the rear aspect, built-in storage cupboard.

#### BEDROOM TWO

12'3" x 7'4"  
Laminate flooring, radiator, double-glazed window to the front aspect, built-in storage cupboard, loft hatch.

#### BATHROOM

7'0" x 4'4"  
Vinyl flooring, radiator, heated towel rail, spotlighting, wash hand basin, panelled bath with mixer function, WC.

#### OUTSIDE

To the rear, the property features a slabbed garden with gravel surfacing and a wooden shed, secluded by a wooden perimeter. A wooden gate allows access to a shared passage leading to the front of the property.

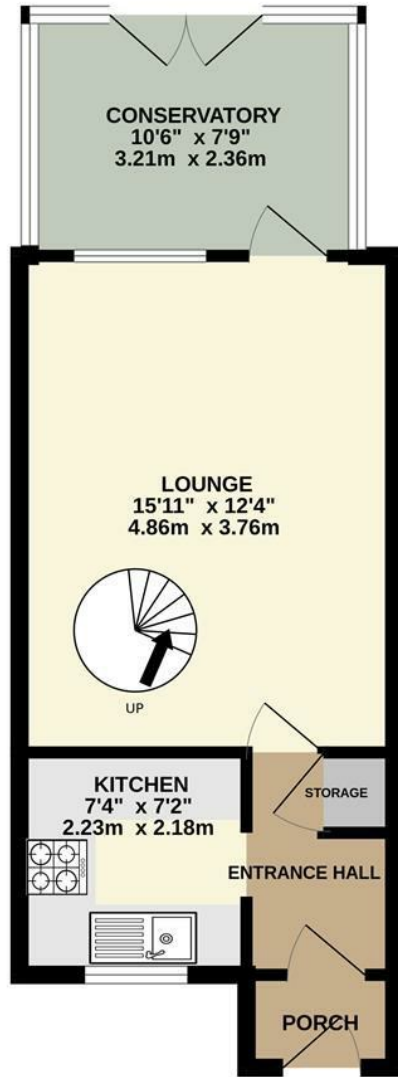
### ADDITIONAL INFORMATION



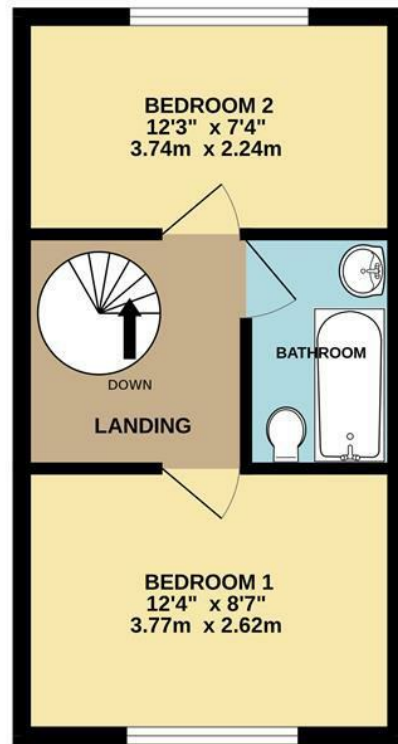
Tenure: Freehold  
EPC rating: B  
Council Tax Band: A (Leicester)  
Council Tax Rate: £1,685.83  
Mains Gas: Yes  
Mains Electricity: Yes  
Mains Water: Yes  
Mains Drainage: Yes  
Broadband availability: Superfast Fibre Broadband



GROUND FLOOR



1ST FLOOR

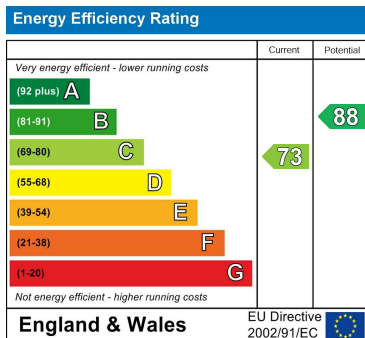


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

A

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.