

FREEHOLD



House - Semi-Detached (EPC Rating: C)

Melton Avenue, Rushey Mead, Leicester, LE4 7SD

PRICE:

£385,000



5 Bedroom House - Semi-Detached located in Rushey Mead Leicester.

***** FIVE BEDROOMS - DETACHED - GARAGE - LARGE GARDEN - RUSHEY MEAD *****

Seths are delighted to present this spacious five-bedroom detached home located on the highly sought-after Melton Avenue in Rushey Mead, offered to the market with no onward chain.

The property features a paved driveway providing parking for up to two vehicles and a garage with internal access. Inside, the home comprises an entrance porch, a bright entrance hall with under-stair storage, a large front lounge, a kitchen diner with ample unit space and integrated appliances, and a ground floor shower room.

Upstairs offers four well-proportioned bedrooms, all with built-in storage, and a family bathroom. The property also benefits from a fifth bedroom/loft room on the second floor, ideal for use as an additional bedroom, office, or hobby space.

To the rear, there is a good-sized lawned garden with a concrete pathway leading to a brick-built outbuilding, offering extra storage or workshop potential.

Contact Seths Today - 0116 266 9977

GROUND FLOOR

PORCH

Carpeted flooring, housing the gas and electric meters, and allowing internal access to the garage via an up-and-over door and to the entrance hall via a UPVC door.

ENTRANCE HALL

Laminate flooring, double-glazed window facing the front aspect, radiator, additional radiator, and under-stairs storage cupboard. Provides access to the downstairs shower room, main lounge, garage, and kitchen/diner.

SHOWER ROOM

Tiled flooring and tiled walls fitted with a wash hand basin, toilet, and standing shower cubicle with mixer function.

LOUNGE

Laminate flooring, two radiators, and a double-glazed window overlooking the front aspect.

KITCHEN & DINER

21'3" x 11'8"

Finished with tiled flooring and partially tiled walls, the kitchen is fitted with a range of base and wall-mounted units, stainless steel sink, space and plumbing for a washing machine, and integrated four-ring gas hob with integrated oven and extractor hood.

There is a radiator, double-glazed window facing the

rear aspect, and sliding UPVC doors providing access to the garden.

GARAGE

15'7" x 12'11"

Vinyl flooring, fitted with a gas-powered combination boiler, radiator, and door providing access to the garden.

FIRST FLOOR

LANDING

Carpeted flooring with a double-glazed window facing the side aspect and stairs leading to the second floor. Provides access to all first-floor rooms.

BEDROOM ONE

12'2" x 11'5"

Carpeted flooring, radiator, in-built storage cupboard and drawer units, with two double-glazed windows facing the front aspect.

BEDROOM TWO

11'5" x 10'11"

Carpeted flooring, radiator, double-glazed window facing the rear aspect, and built-in storage cupboard.

BEDROOM THREE

10'2" x 9'8"

Carpeted flooring, radiator, double-glazed window facing the front aspect, Velux window to the side aspect, and eaves storage cupboard.



BEDROOM FOUR

9'7" x 9'6"

Carpeted flooring, radiator, Velux windows facing the side and rear aspects, and storage within the eaves.

BATHROOM

Tiled flooring and tiled walls, fitted with a panelled bathtub with electric shower function, wash hand basin, toilet, radiator, and Velux window facing the side aspect.

SECOND FLOOR

BEDROOM FIVE

18'3" x 11'1"

Accessed via stairs from the first floor, featuring carpeted flooring, radiator, Velux window facing the right aspect, and eaves storage.

OUTSIDE

To the front, the property benefits from a paved driveway providing off-road parking for two vehicles, partially secluded by a brick-built perimeter wall. Access to the accommodation is provided via a sliding UPVC double-glazed door leading into the porch.

To the rear, there is a good-sized garden, mainly laid to lawn with a concrete path leading to a brick-built outbuilding located at the end of the garden.

OUTBUILDING

FREEHOLD

COUNCIL TAX BAND - D

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: C

Council Tax Band: D (Leicester)

Council Tax Rate: £2,407.72

Mains Gas: Yes

Mains Electricity: Yes

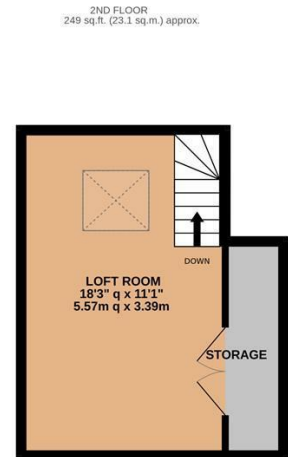
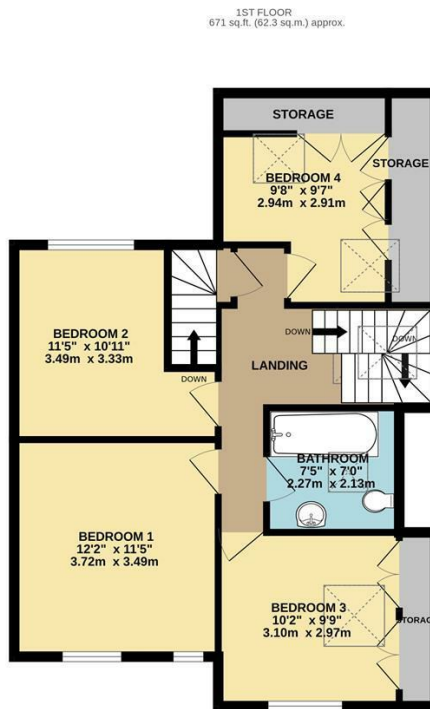
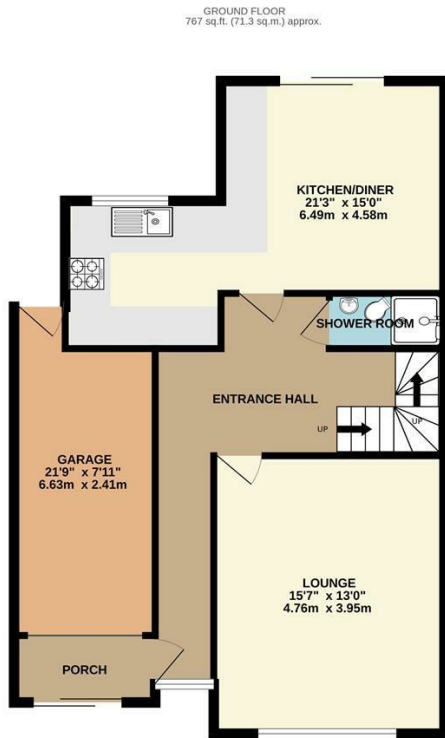
Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband







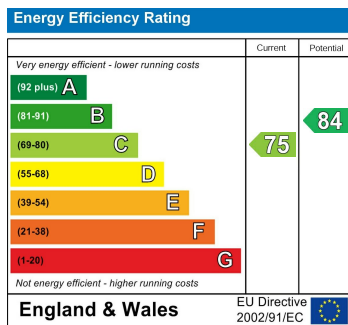
TOTAL FLOOR AREA : 1687 sq.ft. (156.7 sq.m.) approx.

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

D

Energy Performance Graph



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