FREEHOLD







Bungalow - Detached (EPC Rating: B)

Coles Close, Rushey Mead, Leicester, LE4 7SY

PRICE:

£515,000

SETHS

4 2 1 B

4 Bedroom Bungalow - Detached located in Leicester

***** NEW BUILD - RUSHEY MEAD - LARGE DETACHED HOME - FOUR BEDROOMS *****

Seths Estate Agents are pleased to bring to market this detached four-bedroom new build bungalow located on Coles Close in the popular residential area of Rushey Mead, Leicester. Offered to the market with no onward chain, the property is finished to an excellent modern standard and benefits from a 10-year new build warranty, a heat pump, underfloor heating throughout the ground floor, and off-road parking for three vehicles.

To the front, a large paved and slabbed driveway provides off-road parking for three vehicles, enclosed by a brick-built border with accent lighting and a wooden gate providing access to the side. To the rear, an ample sized garden features a slabbed patio area, a lawned garden, accent lighting, and a shed.

Internally, the ground floor comprises an entrance hall with under-stairs storage, a spacious open-plan kitchen and diner with island, integrated appliances and tri-fold doors opening onto the rear garden, a utility room, and a shower room. On the ground there is one bedroom and to the first floor are three bedrooms, including a large principal bedroom with dual aspect windows, and a family bathroom.

GROUND FLOOR

ENTRANCE HALL
13'7" x 6'7"
Tiled flooring, underfloor heating, spotlighting, storage cupboard beneath the stairs. Stairs leading to the first floor. Provides access to all ground floor rooms.

BEDROOM
13'7" x 11'7"
Tiled flooring, underfloor heating, spotlighting, double-glazed window to the front aspect.

SHOWER ROOM
7'8" x 4'5"
Tiled flooring, tiled walls, panelled ceiling, spotlighting, standing shower with mixer function, wash hand basin, WC, double-glazed window to the front aspect.

UTILITY ROOM
8'5" x 7'8"
Tiled flooring, underfloor heating, spotlighting, base and eye-level units, double-glazed window to the side aspect. Door providing access to the side passage.

KITCHEN & DINING ROOM
26'7" x 16'2"
Tiled flooring, tiled walls, underfloor heating, spotlighting, base and eye-level units, central island, integrated five-ring gas hob with extractor over, integrated oven, integrated microwave, space for large fridge freezer, double-glazed window to the rear aspect. Double-glazed tri-fold doors providing access to the rear garden.

FIRST FLOOR

LANDING
Spotlighting, double-glazed window to the front aspect. Provides access to all first-floor rooms.

BEDROOM ONE
23'0" x 10'11"
Radiator, spotlighting, double-glazed window to the front aspect, double-glazed window to the rear aspect.

BEDROOM TWO
12'8" x 11'7"
Radiator, spotlighting, double-glazed window to the front aspect.



BEDROOM THREE
11'7" x 10'0"
Radiator, double-glazed window to the rear aspect.

BATHROOM
6'11" x 5'4"
Tiled flooring, tiled walls, panelled ceiling, spotlighting, panelled bath with mixer shower function, wash hand basin, WC, double-glazed window to the rear aspect.

OUTSIDE
To the front, the property features a large paved slabbed driveway, enclosed by a brick-built border, with a wooden gate providing access to the side. Accent lighting is also installed.

To the rear, there is an ample-sized garden with a slabbed patio area, grass lawn, accent lighting and a brick built shed.

ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: B
Council Tax Band: TBC
Council Tax Rate: £

Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Fibre Broadband



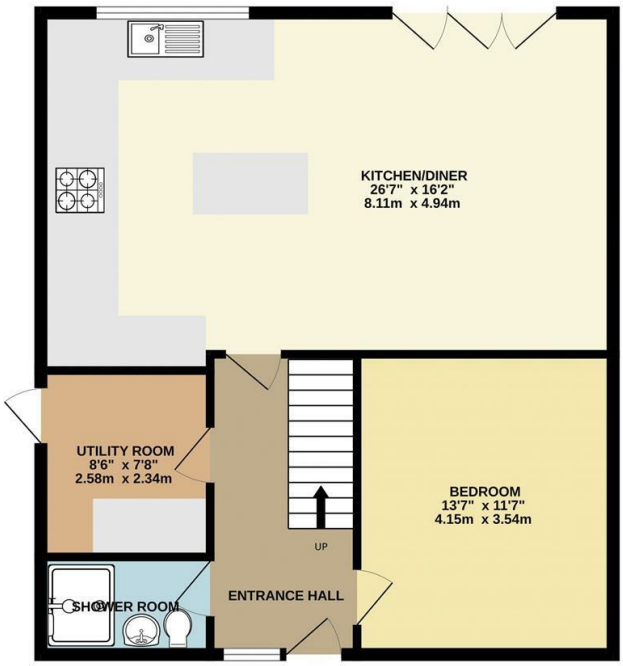




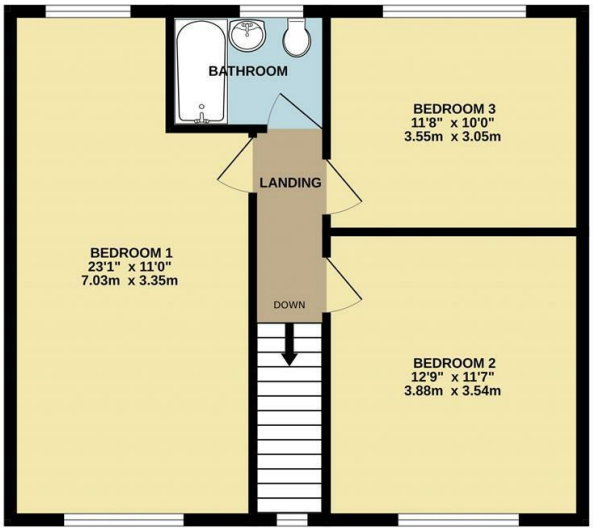




GROUND FLOOR



1ST FLOOR

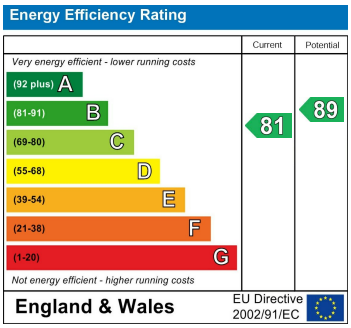


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

New Build

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