House - Terraced (EPC Rating: D)

HUNTSMAN WAY, RUSHEY MEAD, LEICESTER, LE4 7ZG

PRICE:

£270,000

SETHS

3 1 1 D

3 Bedroom House - Terraced located in Leicester

***** THREE BEDROOMS - GARAGE - MID TERRACED - NO CHAIN *****

Seths are pleased to offer this three-bedroom terraced home with a garage on Huntsman Way, available with no onward chain. The property features a spacious lounge with a gas fire, a generous kitchen with integrated oven and gas hob, and a handy pantry. There's a tiled family bathroom, separate WC, and three well-sized bedrooms, two with inbuilt storage.

Outside, the rear garden is paved and secluded by fencing, with access to a shared passage. The property benefits from a garage, providing off-road parking or additional storage. Ideal for first-time buyers or investors looking for a ready-to-go opportunity in a convenient location.

For more information or to arrange a viewing, contact Seths today.

GROUND FLOOR

PORCH
Accessed via a UPVC front door, the entrance hall features carpeted flooring and a storage cupboard housing the gas meter and gas-powered boiler.

LOUNGE
14'2" x 13'3"
This spacious lounge boasts carpeted flooring, a radiator, a double glazed window overlooking the front aspect, and a gas fire. The room offers direct access to the landing.

LOBBY
7'1" x 5'3"
With carpeted flooring, a radiator, and stairs leading to the first floor, the landing provides access to the kitchen, WC, and bathroom.

KITCHEN
12'1" x 8'5"
Fitted with tiled flooring and partially tiled walls, the kitchen offers base and high-level units, a radiator, and access to a pantry under the stairs. Integrated appliances include a four-ring gas burner with oven and extractor fan. The kitchen also provides space for a fridge, a stainless steel sink, a double glazed window facing the rear aspect, and a door leading to the garden.

BATHROOM
7'6" x 4'10"
Fully tiled flooring and walls, fitted with a radiator, wash hand basin, polyvinyl bathtub, and a double glazed window facing the right aspect.

W/C
With tiled flooring, partially tiled walls, radiator, toilet, and double glazed window facing the rear aspect.

FIRST FLOOR

LANDING

BEDROOM ONE
14'2" x 13'5"
A generous double bedroom with carpeted flooring, radiator, inbuilt storage cupboard accommodating the water tank, and a double glazed window facing the front aspect.

BEDROOM TWO
12'0" x 7'8"
Another well-proportioned bedroom featuring carpeted flooring, radiator, inbuilt storage cupboards, and a double glazed window overlooking the rear aspect.

BEDROOM THREE
8'11" x 6'2"
A functional single bedroom with carpeted flooring, radiator, and a double glazed window facing the rear aspect.

OUTSIDE
The garden is paved with slabs, bordered by a wooden perimeter fence, and includes access to a shared passageway.

FREEHOLD

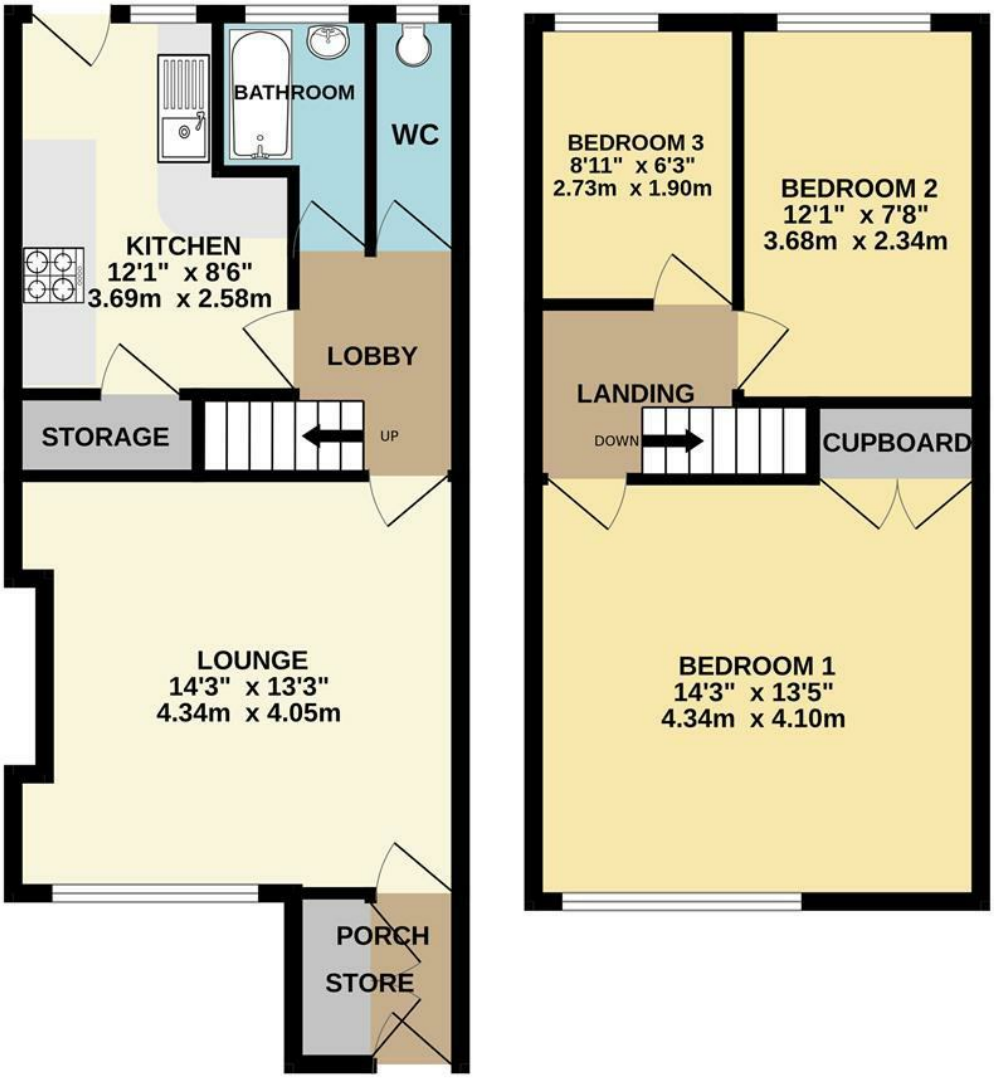
COUNCIL TAX BAND - B

ADDITIONAL INFORMATION

Tenure: Freehold
EPC rating: D
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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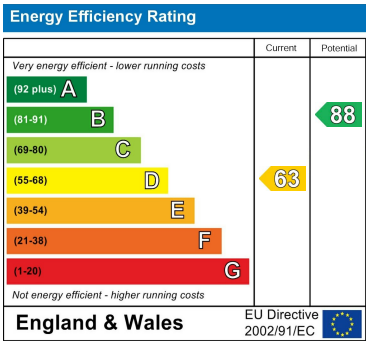
Council Tax Band

B

Energy Performance Graph



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SETHS