House - Semi-Detached (EPC Rating: )

# BUTLER CLOSE, RUSHEY MEAD, LEICESTER, LE4 7TP

PRICE:

# £289,950

SETHS

3 1 1

# 3 Bedroom House - Semi-Detached located in Leicester

***** THREE BEDROOMS - SEMI DETACHED - IDEAL FAMILY HOME - RUSHEY MEAD *****

**Situated on Butler Close, this well-maintained semi-detached property offers parking for two vehicles, a garage, and a spacious rear garden, making it an ideal family home.**

**On the ground floor, the home features a porch, a welcoming hallway with under-stairs storage, a downstairs WC, and two reception rooms—a bright front lounge and a second reception area with French doors leading to the garden. The kitchen is fitted with base and eye-level units, a gas cooker, oven, and space for appliances, with access to the garden.**

**Upstairs, there are three well-sized bedrooms, two of which include fitted wardrobes, and a family bathroom with a bathtub.**

**Located in the sought-after Rushey Mead area, this property is close to schools, amenities, and transport links. Viewing is highly recommended!**

## ENTRANCE HALL
Features stairs leading to the first floor and provides access to all ground floor rooms. Includes an under-stairs storage cupboard and an additional storage cupboard to the right.

## LOUNGE
13'1" x 10'0"
Carpeted with a radiator and a double-glazed window facing the front aspect. Open plan access leads into the dining room

## DINING ROOM
13'2" x 8'8"
Carpeted with a radiator and French doors providing access to the garden.

## KITCHEN
10'4" x 7'1"
Features base and eye-level units, a sink, space and plumbing for both a washing machine and a dishwasher. Equipped with a 4-ring gas cooker, an oven, and an extractor hood. Includes two double-glazed windows and a door allowing access to the garden.

## DOWNSTAIRS W/C
Fitted with lino flooring, a toilet, a sink, and a double-glazed window facing the side aspect.

## FIRST FLOOR

## LANDING
Provides access to all first-floor rooms and includes a storage cupboard. Features a double-glazed window facing the side aspect.

## BEDROOM ONE
13'11" x 9'3"
Carpeted with a radiator and a double-glazed window facing the front aspect. Features a storage cupboard (housing the boiler) and fitted cupboards.

## BEDROOM TWO
10'7" x 9'11"
Carpeted with a radiator and a double-glazed window facing the rear aspect. Includes fitted wardrobes.

## BEDROOM THREE
8'11" x 6'5"
Carpeted with a radiator and a double-glazed window facing the front aspect. Includes a storage cupboard.

## BATHROOM
Fitted with lino flooring, a bathtub, a sink, a toilet, and a radiator. Includes a double-glazed window facing the rear aspect.

## OUTSIDE
The front of the property features a concrete driveway, offering space to park up to three vehicles. A grass lawn is included, bordered by a brick perimeter for added privacy. Access to the garage is available through an open entrance, and the accommodation can be entered via a uPVC door leading to the porch. The rear comprises a block-paved garden with a grass lawn, enclosed by a mix of brick-built and wooden fencing. The garage can be accessed from the garden via a uPVC or an up-and-over door, providing storage or vehicle access flexibility.

## GARAGE

## FREEHOLD

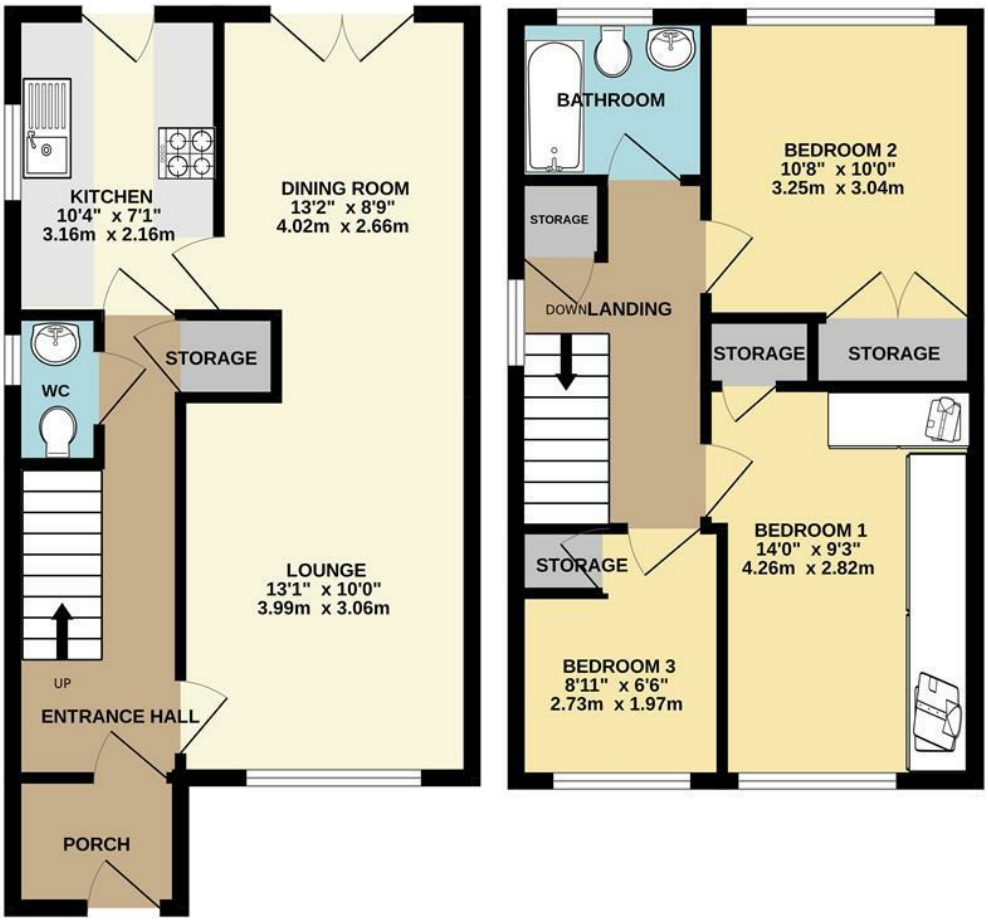
## COUNCIL TAX BAND - C

ADDITIONAL INFORMATION

Tenure: Freehold
EPC rating: TBC
Council Tax Band: C
Council Tax Rate: £2,037.80
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Ultrafast Full 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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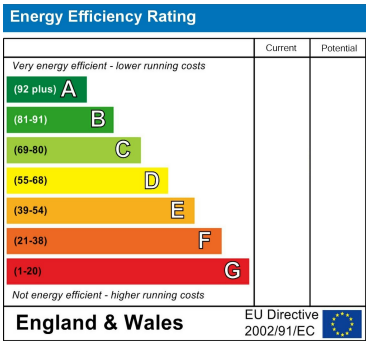
Council Tax Band

C

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