FREEHOLD

House - Semi-Detached (EPC Rating:)

GLENCOE AVENUE, RUSHEY MEAD, LEICESTER, LE4 7ND

PRICE:

£310,000

SETHS

3 1 2

3 Bedroom House - Semi-Detached located in Leicester

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

Seths are pleased to present this 3-Bedroom Semi-Detached Home on Glencoe Avenue, Rushey Mead, offering off-road parking and an easy-to-maintain rear garden.

The ground floor features a bright lounge with laminate flooring and a fireplace, leading to a fitted kitchen with wall and base units, tiled flooring, and access to both a sitting room and the rear garden via the lobby. A handy brick-built shed with power is also accessible from the lobby.

Upstairs, there are three well-proportioned bedrooms and a family bathroom complete with a bathtub and mixer shower. The landing offers access to a loft storage area.

Outside, the paved driveway at the front provides parking for one car, with potential to extend. The rear garden is mostly paved with an Astroturf section, steps leading to a raised patio area.

Ideal for families or first-time buyers, this home offers great potential in a popular area.

Contact Seths today to arrange a viewing!

ENTRANCE HALL
11'6" x 5'11"
Laminate flooring, double glazed window facing the side aspect, stairs leading to the first floor, providing access to the lounge. Radiator and storage cupboards located under the stairs, providing access into the kitchen.

LOUNGE
12'7" x 11'5"
Laminate flooring, radiator, fireplace, double glazed window facing the front aspect.

KITCHEN
9'10" x 9'7"
Tiled flooring, base and high-level units, tiled walls. Access to the lobby via a UPVC door, stainless steel sink, space and supply for a gas burner, access into the sitting room.

LOBBY
Tiled flooring, wooden doors allowing access into the garden, with further access into the brick storage shed.

SITTING ROOM
9'10" x 8'10"
Laminate flooring, radiator, double glazed window facing the right aspect.

FIRST FLOOR

LANDING
Carpeted flooring, double glazed window facing the side aspect, providing access to the loft storage area. Storage cupboard and access to all rooms on the first floor.

BEDROOM ONE
12'10" x 11'6"
Carpeted flooring, radiator, double glazed window facing the front aspect.

BEDROOM TWO
12'10" x 9'11"
Carpeted flooring, radiator, double glazed window facing the rear aspect, storage cupboard.

BEDROOM THREE
7'8" x 7'4"
Carpeted flooring, radiator, double glazed window facing the front aspect.

BATHROOM
Laminate flooring, standing radiator, tiled walls, toilet, wash hand basin, spotlighting, double glazed window facing the right aspect, polyvinyl bathtub with mixer shower attachment.

OUTSIDE
To the front, the property features a paved drive large enough to accommodate parking for one vehicle. There is further potential to extend the driveway into an additional parking area, currently occupied by a grass patch, secluded by a combination of brick-built hedging and wooden fencing along the perimeter.
To the rear, the property features a paved garden accessible either from the lobby or a metal gate at the side of the property. The garden is mostly paved with slabbed areas, complemented by an Astroturf section. Steps lead up to a further paved area, all secluded by a wooden fenced perimeter.

FREEHOLD

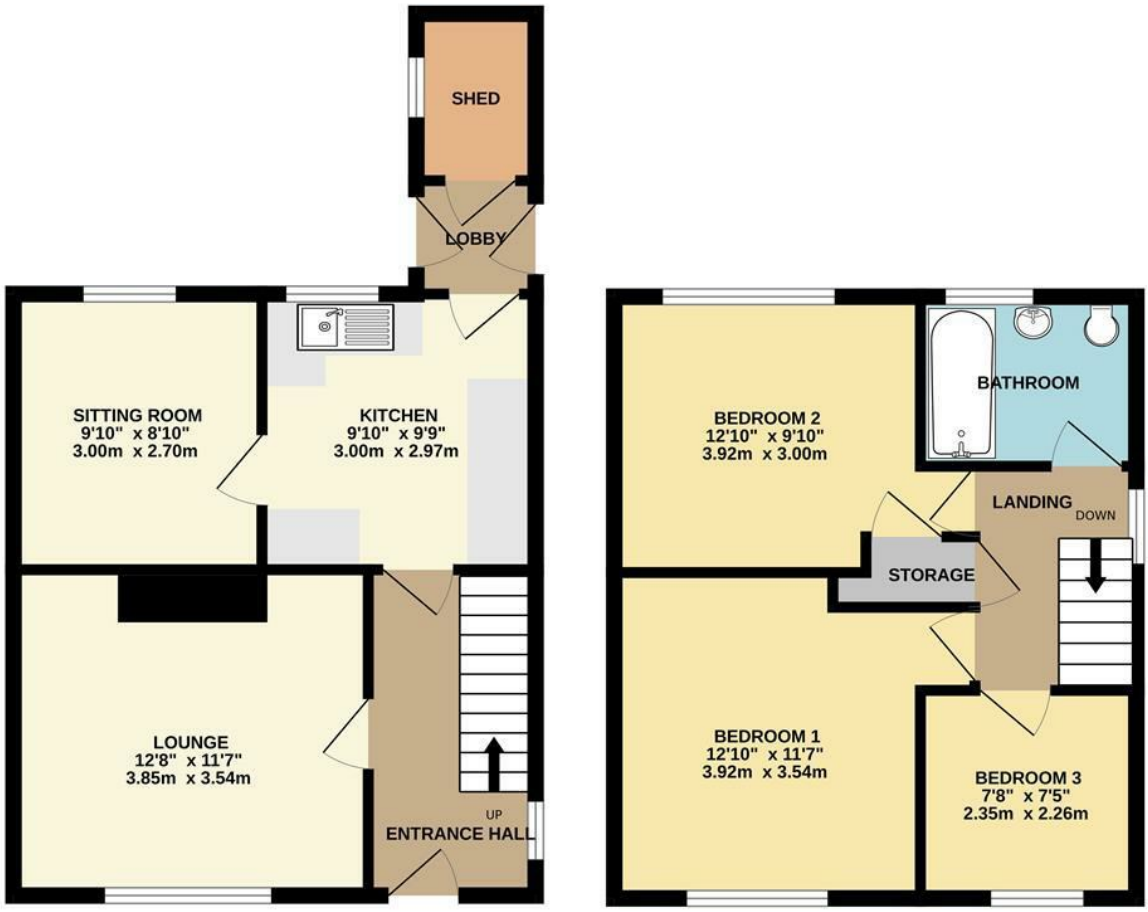
COUNCIL TAX BAND - B

ADDTIONAL INFORMATION

Tenure: Freehold
EPC rating: TBC
Council Tax Band: B (Leicester City Council)
Council Tax Rate: £1,783.06
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Broadband

GROUND FLOOR

1ST FLOOR

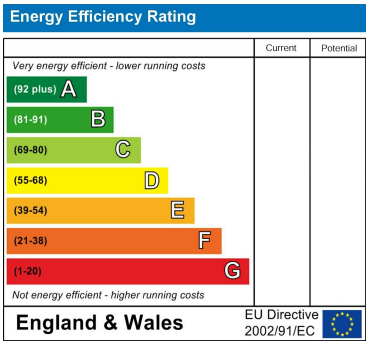


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2025

Council Tax Band

B

Energy Performance Graph



Call us on

0116 266 9977

sales@seths.co.uk

www.seths.co.uk

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