



House - Semi-Detached

FARNWORTH CLOSE, RUSHEY MEAD, LEICESTER, LE4 7ZL

£450,000

FEATURES

- Five Bedrooms
- Two Bathrooms
- Large Garden
- Ideal Family Home
- Gas Central Heating
- Extended Semi Detached
- Garage
- Viewings by Appointment Only
- Double Glazed
- Rushey Mead



5 Bedroom House - Semi-Detached located in Leicester

ENTRANCE HALL

10'7" x 8'9"

Laminate flooring, radiator, storage area under the stairs. Access via UPVC door, leading to the lounge, WC, garage, storage cupboard, and kitchen diner. Stairs lead to the first floor.

DOWNSTAIRS W/C

3'9" x 2'1"

Tiled flooring, tiled walls, wash hand basin, toilet, double glazed window facing the front aspect.

GARAGE

17'5" x 7'10"

Can be accessed externally via a metal up-and-over door.

KITCHEN/DINER

18'11" x 10'10"

Tiled flooring, partially tiled walls, radiator, and dining area. Sliding door allows access into the garden. Base and eye-level units, plumbing and space for washing machine and dishwasher, stainless steel sink, double glazed window facing rear aspect. Gas-powered combination boiler, integrated four-ring gas burner with oven and extractor over, and space for a fridge.

LOUNGE

32'0" x 12'11"

Carpeted flooring, radiator, double glazed window facing the front aspect, second radiator, fireplace. Sliding doors provide access to the garden. Accessible from both the entrance hall and kitchen diner.

FIRST FLOOR

LANDING

Carpeted flooring, providing access to all rooms on the first floor (except ensuite in Bedroom One). Hatch provides access to loft.

BEDROOM ONE

13'4" x 12'9"

Carpeted flooring, radiator, double glazed window facing the rear aspect. Access to an ensuite.

EN SUITE

Vinyl flooring, tiled walls, toilet, wash hand basin, panelled ceilings, shower cubicle with electric shower.

BEDROOM TWO

14'5" x 8'7"

Vinyl flooring, radiator, double glazed window facing the rear aspect.

BEDROOM THREE

10'5" x 8'7"

Carpeted flooring, radiator, double glazed window facing the front aspect.

BEDROOM FOUR

12'10" x 8'9"

Carpeted flooring, radiator, double glazed window facing the front aspect.

BEDROOM FIVE

11'0" x 10'0"

Carpeted flooring, radiator, double glazed window facing the rear.

FAMILY BATHROOM

8'9" x 6'9"

Vinyl flooring, radiator, fully tiled walls, polyvinyl bathtub with electric shower, toilet, wash hand basin, double glazed window facing the front aspect.

OUTSIDE

Garden features a slabbed and paved surface, access to the external garage, a gravel area, and a mixture of brick-built and wooden fenced perimeters. Solar panels are located on the roof.

FREEHOLD

COUNCIL TAX BAND - C

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating:

Council Tax Band: B (Leicester)

Council Tax Rate: £2,140.20

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband





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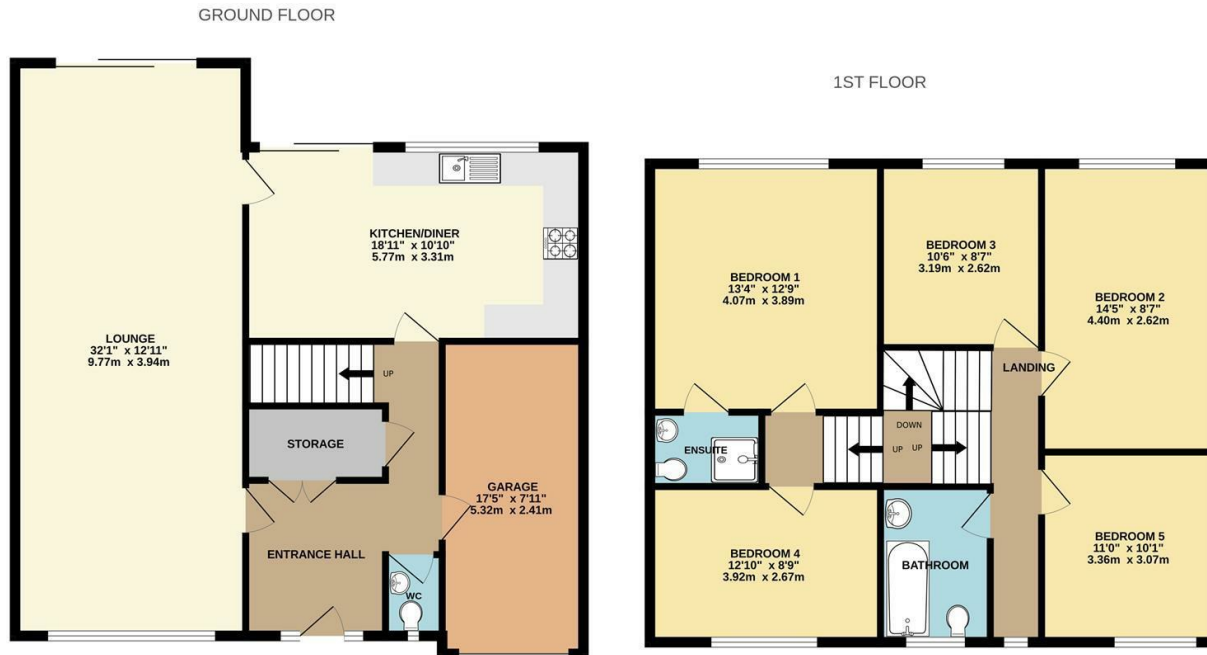
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Council Tax Band

C



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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| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

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.

