House - Semi-Detached

# ALDERTON CLOSE
# RUSHEY MEAD
# LEICESTER
# LE4 7RN

Offers Over

## £300,000

FEATURES

- Three Bedrooms
- Semi Detached
- Driveway
- No Onward Chain
- Rushey Mead
- Ample Land
- Front and Rear Garden
- Open Plan Lounge/Diner
- Viewings By Appointment Only
- Ready to Move Into

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SETHS

# 3 Bedroom House - Semi-Detached located in Leicester

## GROUND FLOOR

### ENTRANCE HALL
12'5" x 6'7"
Laminate flooring, radiator, and a storage cupboard housing the gas and electric meters. Further under-stairs storage. Provides access to the kitchen and lounge/diner, with stairs leading to the first floor.

### KITCHEN
12'8" x 9'9"
Vinyl flooring, base and eye-level units, stainless steel sink, and partially tiled walls. Integrated four-ring gas burner, oven, and extractor fan. Double-glazed window to the front aspect with accent lighting. Plumbing and space available for a washing machine and fridge.

### LOUNGE/DINER
19'4" x 14'11"
Carpeted flooring, two radiators, a fireplace feature, and two double-glazed windows facing the rear aspect. A rear door allows direct access into the garden.

## FIRST FLOOR

### LANDING
9'9" x 8'3"
Carpeted flooring, loft access, and a large storage cupboard. Provides access to all three bedrooms and the family bathroom.

### BEDROOM ONE
10'11" x 10'0"
Carpeted flooring, radiator, double glazed window facing the front, and a built-in storage cupboard.

### BEDROOM TWO
13'7" x 11'5"
Carpeted flooring, radiator, double glazed window facing the rear, inbuilt vanity unit with accent lighting, and storage cupboard.

### BEDROOM THREE
7'11" x 7'8"
Carpeted flooring, radiator, and double glazed window facing the rear aspect.

### FAMILY BATHROOM
8'2" x 5'7"
Vinyl flooring, radiator, fully tiled walls, polyvinyl bathtub with mixer attachment, wash hand basin, toilet, spotlighting, and double glazed window to the front.

### OUTSIDE
The property sits on a substantial plot with a generous front garden combining a grass lawn and a concrete surface. A paved path leads to the entrance, accessible via a UPVC front door and a wooden gate. To the side, there's an extensive private car park, mostly owned by the current vendors, providing ample off-road parking. While two designated spaces are allocated to neighbouring properties, the remainder forms part of this home's unique offering—a rare benefit for the area.
The rear garden begins with a raised wooden patio area, stepping down to a larger section finished with a grass lawn, fully enclosed with a wooden fence perimeter. A wooden gate allows access back to the front. The garden extends further, accommodating a storage area/garage space, ideal for tools or outdoor equipment.

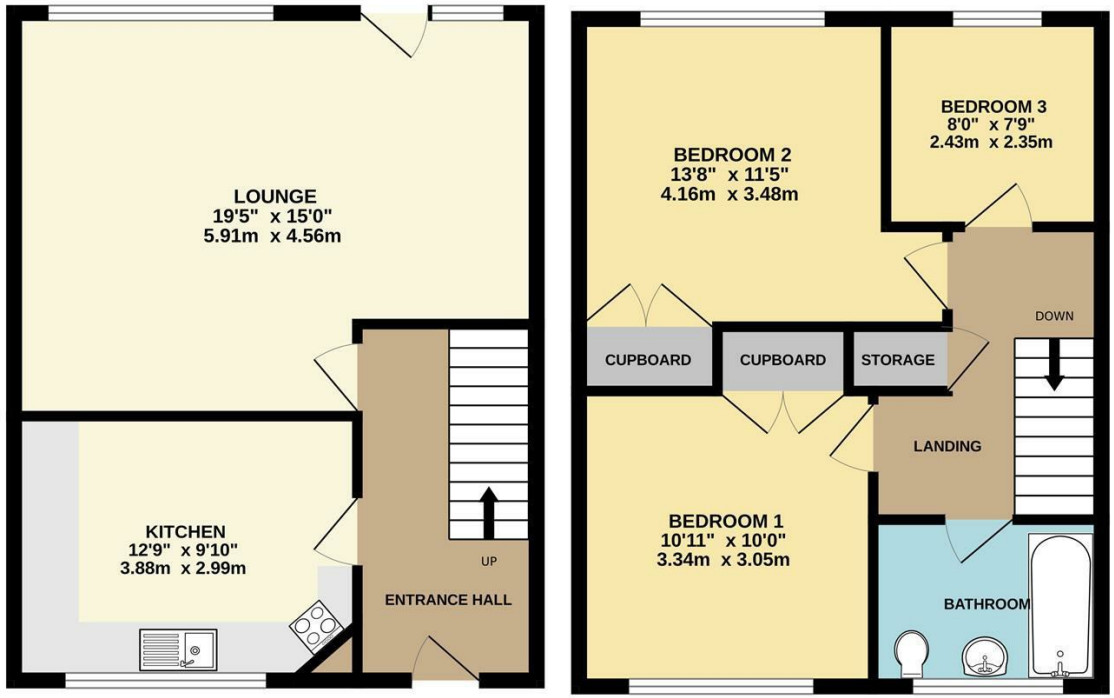
### FREEHOLD

### COUNCIL TAX BAND - B

### ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: C
Council Tax Band: B (Leicester)
Council Tax Rate: £1,872.67
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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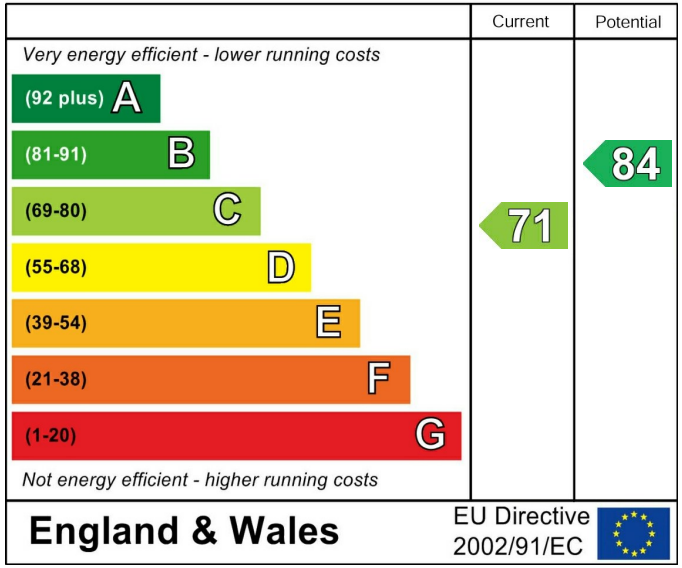
Council Tax Band

B

## Energy Efficiency Rating




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