

FREEHOLD



House - Detached (EPC Rating:)

**85 MARSTON ROAD, RUSHEY MEAD,
LEICESTER, LE4 9FF**

Offers Over

£335,000

SETHS



3 Bedroom House - Detached located in Leicester

*** THREE BEDROOMS - DETACHED - LARGE GARDEN - IDEAL FAMILY HOME - GARAGE ***

Seths are pleased to present this 3-bedroom detached home on Marston Road in Northfields, Leicester. The property benefits from off-road parking, a garage, and a generously sized rear garden with potential to extend (subject to planning).

The entrance hall leads to a spacious through lounge diner with a fireplace and sliding doors opening into the rear garden. The kitchen includes a range of units, space for appliances, and a rear access door. Upstairs comprises three bedrooms, including a main bedroom with en-suite, along with a separate family bathroom.

Outside, the large rear garden is part paved, part lawned, and includes access to a brick-built shed. The garage is fitted with lighting, power, and an electric door, along with a rear access door to the garden.

To the front, the home offers a brick-perimeter driveway providing parking for one vehicle and access to the garage.

Contact Seths to arrange your viewing.



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

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

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