



26 Glencoe Avenue
Leicester, LE4 7ND

£280,000



Aston & Co are delighted to offer to the market this well presented, three bedroom, bay fronted semi-detached house in the ever popular Rushey Mead. Offering a spacious rear garden, the potential to extend STP and set just a short walk from Rushey Mead Academy this property makes an ideal family home. Inside, the property briefly comprises; entrance hall, lounge, full width kitchen, bathroom and wc to the ground floor with three bedrooms to the first. The property also benefits from off road parking, uPVC double glazing and gas central heating.

- Well Presented
- Three Bedroom
- Semi Detached House
- Potential To Extend STP
- Spacious Rear Garden
- Popular Location
- Off Road Parking, uPVC DG & GCH
- EPC Rating C / Council Tax Band B / Freehold



Location

Rushey Mead is located around 3 miles north of Leicester City Centre and approximately 8 miles from Loughborough. The location is convenient for local shops and offers convenient transport links to Leicester city centre and Belgraves golden Mile. Local Schools include Herrick Primary School, Rushey Mead Academy & Soar Valley College.

The Property

The property is entered via a uPVC double glazed door leading into.

Entrance Porch

With stairs leading to the first floor and provides access to the following.

Lounge

11'04 x 13'08 (3.45m x 4.17m)

(maximum measurements) With coved ceiling, uPVC double glazed bay window to the front aspect and leads into.

Kitchen

14'06 x 7'01 (4.42m x 2.16m)

(maximum measurements) Fitted with a range of floor and wall mounted units with roll top work surface and tiled splashbacks. The kitchen also benefits from an electric hob and oven, sink and drainer unit, plumbing for a washing machine, uPVC double glazed window to the side aspect, pantry cupboard under the stairs, extractor fan and provides access to the garden via the rear porch.

Bathroom

5 x 5'07 (1.52m x 1.70m)

Fitted with a two piece suite comprising bath with shower over and pedestal basin. The bathroom also benefits from a radiator, obscure uPVC double glazed window to the rear aspect and an extractor fan.

WC

2'04 x 4'07 (0.71m x 1.40m)

Rear Porch

With glazed door leading out onto the rear garden.

First Floor Landing

With loft access, window to the side aspect and provides access to the following.

Bedroom One

11'04 x 11'09 (3.45m x 3.58m)

Double bedroom with fitted storage and uPVC double glazed bay window to the front aspect.

Bedroom Two

6'11 x 10'02 (2.11m x 3.10m)

With uPVC double glazed window to the rear aspect.

Bedroom Three

7 x 7'01 (2.13m x 2.16m)

With uPVC double glazed window to the rear aspect.

Outside

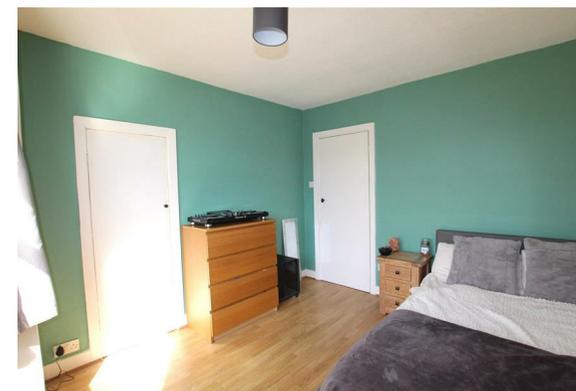
To the front of the property is off road parking for multiple vehicles and a lawned garden with fenced and hedge boundaries.

To the side of the property is an extended driveway which in turn leads to the double side gate entering the rear.

To the rear is a large garden with paved patio, stoned area and fenced boundaries with the remainder being laid to lawn.

Services

The property benefits from mains gas, water, electric and drainage.



Floor Plan



Viewing

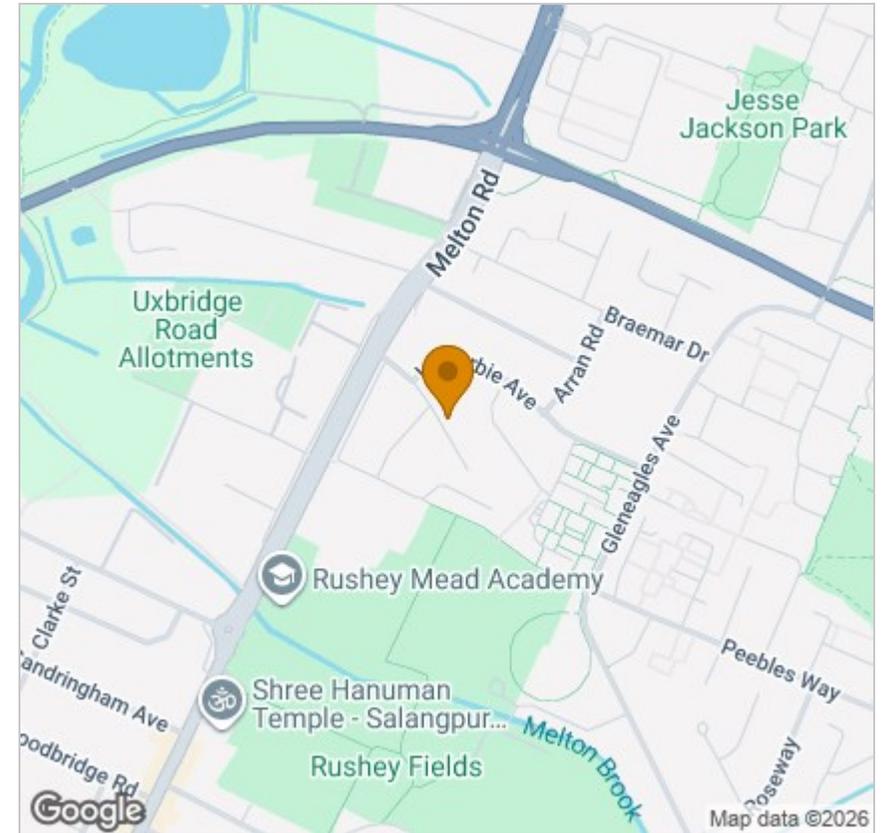
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

