



 **3**
Bedrooms

 **2**
Bathrooms



This charming semi-detached property, located on the sought-after St Ives Road in Rushy Mead, Leicester, offers an excellent opportunity for families or professionals seeking a spacious home in a convenient location. With a total area of approximately **118.5 sq. metres (1275.6 sq. feet)**, this property provides a versatile and comfortable living space.

Ground Floor:

- **Living Room:** Measuring an impressive **5.43m x 3.30m (17'10" x 10'10" max)**, this spacious reception room offers ample space for relaxation and entertaining.
- **Kitchen:** A practical and well-sized kitchen, **4.43m x 3.43m (14'6" x 11'3")**, ideal for cooking and dining, with plenty of room for appliances and storage.
- **Bedroom 1:** A generous ground-floor bedroom, **4.23m x 3.31m (13'11" x 10'10")**, offering flexibility to use as a guest room or additional reception area.
- **Bathroom:** A modern and well-appointed bathroom, **2.69m x 3.31m (8'10" x 10'10")**, located conveniently on the ground floor.
- **Entrance Hall:** **3.62m x 1.90m (11'11" x 6'3")**, leading to all ground floor spaces.
- Additional storage is available through well-placed storage rooms.

First Floor:

- **Bedroom 2:** A large and airy main bedroom, **5.54m x 4.39m (18'2" x 14'5")**, perfect for unwinding at the end of the day.
- **Bedroom 3:** A smaller but functional bedroom, **3.29m x 1.94m (10'10" x 6'4")**, ideal for use as a child's room, study, or office space.
- **Bathroom:** A second bathroom, **1.83m x 1.73m (6'0" x 5'8")**, servicing the upstairs bedrooms for added convenience.
- Additional storage on the first floor ensures a clutter-free home.

Additional Features:

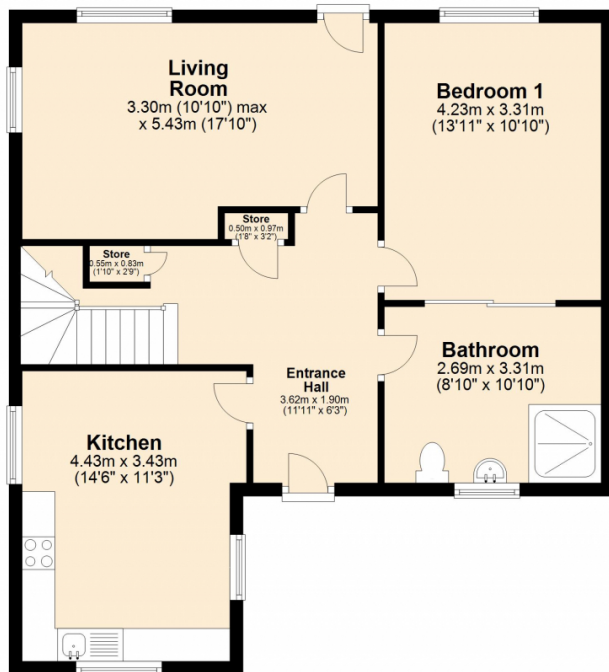
The property boasts a desirable location close to local amenities, schools, and transport links. This well-maintained home offers flexibility for growing families or those working from home, with its adaptable layout and ample storage throughout.

Contact:

For more information or to arrange a viewing, please contact us at **0116 352 0712** or email **info@kingsestateuk.com**. Don't miss out on this incredible property – enquire today!

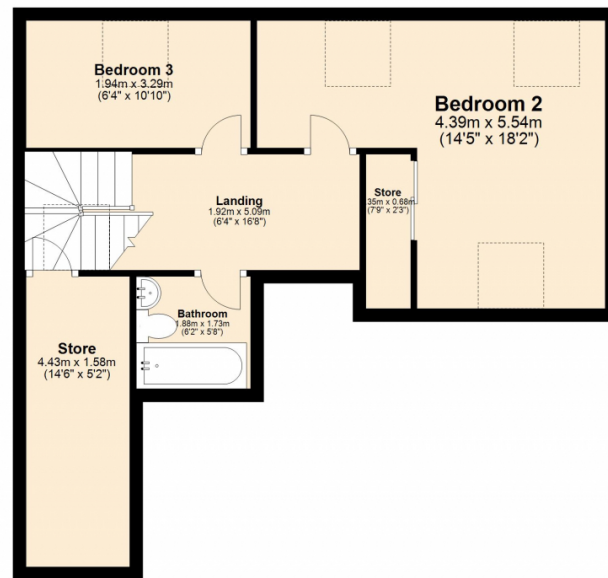
Ground Floor

Approx. 70.8 sq. metres (761.9 sq. feet)



First Floor

Approx. 47.7 sq. metres (513.7 sq. feet)



Total area: approx. 118.5 sq. metres (1275.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

