

FOR SALE

Braemar Drive Rushey Mead, Leicester LE4 7PN



ASKING PRICE: £495,000

- A Stunning & Immacuately Presented, Extended Semi-Detached Family Home
- Located In The Popular Area Of Rushey Mead, Off Melton Road & Near To Amenities
- Open Plan Layout & Ample Natural Light
- Offered With No Chain
- Porch, Hallway, Inner Hallway With Storage, Lounge, Sitting Room, Dining Kitchen With NEFF Integrated Appliances, Orangery
- 5 Bedrooms, 2 En-suites & Family Bathroom
- Driveway Providing Off Road Parking
- Rear Enclosed Garden With A Private & Sunny Outlook



Location

This property is located on Braemar Drive, which is off Melton Road and Gleneagles Avenue, in the sought after area of Rushey Mead. The property benefits from being in close proximity to Sainsbury's supermarket, local schooling such as Herrick Primary School, Soar Valley College and Rushey Mead Academy, Watermead Park and much more. The property is within easy access to nearby motorway links and bus routes.

Description

An immaculately presented and spacious, extended semi-detached property located within a sought-after location which boasts ample natural light. The property briefly comprises; porch, entrance hallway, inner hallway with built in cupboards, lounge, sitting room, refitted dining kitchen with NEFF integrated appliances throughout, orangery, bedroom five and a convenient en-suite shower room. On the first floor, four generously sized bedrooms, one of with an en-suite shower room, and a family bathroom. Externally, a block paved driveway providing off road parking and a rear enclosed garden with a private and sunny outlook.

Accommodation

All measurements are approximate:

Entrance Porch

Double glazed door and windows to front, cupboard, door to entrance hall.

Entrance Hallway

Stairs to first floor, vertical radiator, power points, spotlights.

Inner Hallway

Built in cupboards, spotlights.

Lounge - 15' 7" x 11' 8" (4.75m x 3.55m)

Double glazed bay window to front, TV point, vertical radiator, power points, spotlights.

Sitting Room - 8' 11" x 8' 11" (2.72m x 2.72m)

Radiator, power points, spotlights.

Dining Kitchen - 9' 10" x 25' 2" (2.99m x 7.66m)

Double glazed French doors to orangery, double glazed window to rear, two skylight roof lanterns, a completely refitted kitchen comprising wall mounted units, base units and drawers, stainless steel sink with hot and cold mixer tap, five burner gas hob with extractor hood over, built in NEFF electric oven, grill and microwave, built in dishwasher, washing machine, built in fridge, built in freezer, two vertical radiators, power points, spotlights.

Orangery - 23' 1" x 9' 6" (7.03m x 2.89m)

Double glazed bifold door to side, double glazed windows to side, skylight roof lantern, vertical radiator, power points, spotlights.

Bedroom Five - 20' 8" x 6' 7" (6.29m x 2.01m)

Double glazed bay window to front, built in wardrobes, radiator, power points, spotlights, door to en-suite shower room.

En-suite Shower Room - 5' 9" x 6' 7" (1.75m x 2.01m)

Shower cubicle with electric shower, low level WC, wash hand basin with mixer tap, wall mounted mirror, heated towel rail, spotlights.

First Floor Landing

Access to loft, airing cupboard with new gas boiler.

Bedroom One - 12' 11" x 10' 5" (3.93m x 3.17m)

Double glazed window to front, built in wardrobes, radiator, power points, pendant light fitting.

Bedroom Two - 10' 0" x 10' 2" (3.05m x 3.10m)

Double glazed window to rear, built in wardrobes, radiator, power points, pendant light fitting.

Bedroom Three - 14' 10" x 6' 7" (4.52m x 2.01m)

Double glazed window to front, built in cupboards, radiator, power points, spotlights, door to en-suite.

En-suite Shower Room - 6' 7" x 5' 8" (2.01m x 1.73m)

Double glazed window to rear, shower cubicle, low level WC, wash hand basin with mixer taps, wall mounted mirror unit, heated towel rail, spotlights.

Bedroom Four - 8' 2" x 8' 1" (2.49m x 2.46m)

Double glazed window to front, built in wardrobes, radiator, power points, pendant light fitting.

Bathroom - 5' 9" x 8' 2" (1.75m x 2.49m)

Double glazed window to rear, panelled bath with shower over, shower screen and mixer taps, low level WC, wash hand basin with mixer tap, wall mounted LED mirror, heated towel rail, spotlights.

Outside

A secure block paved driveway with parking for 1 - 2 vehicles and a rear enclosed garden with a private and sunny outlook.

Material Facts

Flood risk - no risk

Planning permission/restrictions - not known

Structural issues/previous subsidence - not known

Rights of way/easements affecting the property - not known

Tenure

Freehold.

EPC

Band D.

Council Tax

The property falls within Band C.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Leicester City Council.

Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: info@shonkibrothers.com



GROUND FLOOR



1ST FLOOR



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REGISTERED NUMBER: 5393795

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