

FREEHOLD



House - Detached (EPC Rating:)

Butler Close, Rushey Mead, Leicester, LE4 7TP

PRICE:

£325,000



3 Bedroom House - Detached located in Leicester

Presenting this beautifully appointed 3-bedroom detached property situated on Butler Close, Rushey Mead.

Boasting ample front and rear gardens, the property provides generous outdoor space. Off-road parking is available for two vehicles, complemented by a garage for convenient storage.

Internally, the property features three bedrooms on the first floor, along with a well-appointed bathroom. The property has recently been fitted with a new kitchen and bathroom. Additional highlights include double glazing and gas central heating.

Offered to the market with no onward chain, early viewing is highly recommended to fully appreciate the charm and potential this property has to offer.

ENTRANCE HALL

Laminate flooring, radiator, double-glazed window facing the side aspect, stairs leading to the first floor, storage cupboard located under stairs, providing access to downstairs W/C, lounge and kitchen.

W/C

Tiled flooring, tiled walls, wash hand basin, double glazed window facing the side aspect, radiator, toilet, panelled ceiling.

LOUNGE

13'10" x 10'6"

Carpeted flooring, radiator, double-glazed window facing the front aspect, open access leading to the dining room

DINING ROOM

13'6" x 9'0"

Carpeted flooring, open access to the lounge, door leading to the kitchen, radiator, double-glazed window facing the rear aspect.

KITCHEN

10'4" x 7'6"

Base and eye level units, tiled vinyl flooring, door leading back to the entrance hall, integrated five-ring induction hob, with integrated extractor over, integrated dishwasher, stainless steel sink, double glazed window facing the side aspect, plumbing and space available for a washer, double glazed window facing the rear aspect, uPVC door leading to the garden, space for a fridge freezer, integrated microwave and integrated oven, spotlighting, radiator.

FIRST FLOOR

LANDING

Carpeted flooring provides access to all rooms on the first floor and also the loft, storage cupboard to include a gas-powered combination boiler, radiator

BEDROOM 1

13'10" x 9'9"

Carpeted flooring, radiator, double glazed window facing the front aspect

BEDROOM 2

13'8" x 10'4"

Carpeted flooring, radiator, inbuilt wardrobes, double-glazed window facing the rear aspect.

BEDROOM 3

9'4" x 6'9"

Carpeted flooring storage cupboard located over the stairs, inbuilt storage cupboard, radiator, double glazed window facing the front aspect.

BATHROOM

Laminate flooring, standing radiator, toilet, wash hand basin with unit, standing shower cubicle, with electric shower, spotlighting, fully tiled walls double glazed window facing the rear aspect

OUTSIDE

At the front, this property boasts a paved driveway/path leading to the garage and garden, providing convenient off-road parking. A charming front lawn adds to the appeal of the exterior.

Towards the rear, the property opens up to reveal an ample garden offering the potential for extension, subject to necessary planning permissions. Featuring a grass lawn and a concrete slabbed surface, the outdoor



space is bordered by a wooden fence, ensuring privacy and seclusion for outdoor activities and relaxation.

GARAGE

FREEHOLD

COUNCIL TAX BAND - D

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: TBC

Council Tax Band: D

Council Tax Rate: £2,292.51

Mains Gas: Yes

Mains Electricity: Yes

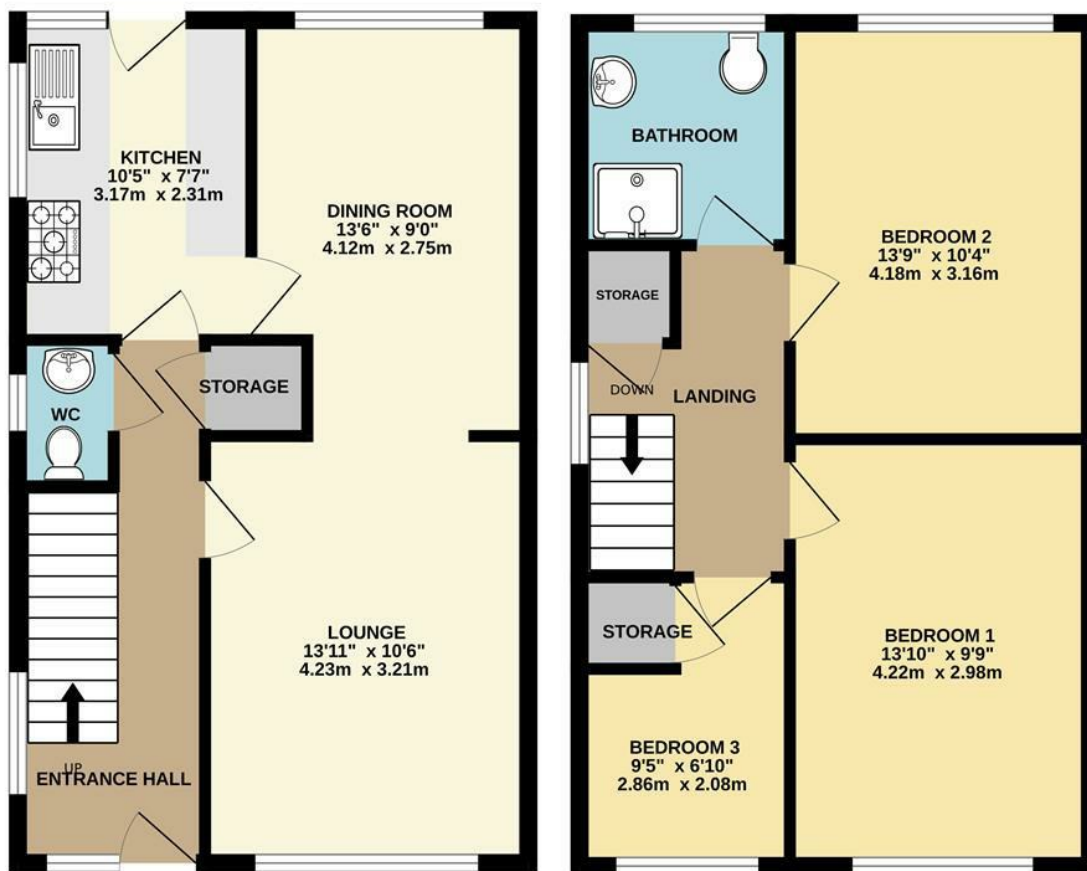
Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Fibre







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

D

Energy Performance Graph

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

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