

FREEHOLD



House - Semi-Detached (EPC Rating:)

Stonehaven Road, Rushey Mead, Leicester, LE4
7PR

PRICE :

£325,000

 SETHS

 3  1  1 

3 Bedroom House - Semi-Detached located in Leicester

***** SEMI-DETACHED - CORNER PLOT - LARGE GARDEN - THREE BEDROOMS - NO CHAIN *****

Seths is delighted to present this three-bedroom semi-detached home with a driveway, situated on a generous corner plot on Stonehaven Road, Rushey Mead. This property is offered to the market with no onward chain.

The property features a porch that leads into a spacious lounge, providing access to both the upstairs and the kitchen/diner. The first floor accommodates three generously sized bedrooms and a nicely finished family bathroom.

Outside, the property offers parking for one vehicle at the front. The rear boasts a large garden, benefiting from the expansive corner plot, with potential for extension subject to planning permission. The property is equipped with gas central heating and double glazing.

Viewings are highly recommended to appreciate this ready-to-move-in home. Call 0116 266 9977 today.

PORCH

Laminate flooring, a radiator, and access to the property via a UPVC door. A double-glazed window faces the front aspect. Entry into the lounge is through a wooden door, and there is a double-glazed internal window facing inside the property.

LOUNGE

17'1" x 16'7"
carpeted flooring, a radiator, and stairs leading to the first floor. There is a storage cupboard under the stairs, providing access to the kitchen and dining area. A double-glazed window faces the front aspect, and there is an additional radiator.

KITCHEN/DINER

16'7" x 9'7"
The kitchen features vinyl flooring, base-level and eye-level units, and partially tiled walls. It includes an integrated gas burner with an oven and extractor overhead, a stainless steel sink, and a double-glazed window facing the rear aspect. There is plumbing and space for a washing machine, space for a large fridge, and a radiator. A sliding UPVC double-glazed door leads to the garden dining area.

FIRST FLOOR

LANDING

The room features carpeted flooring, a storage cupboard, and a double-glazed window facing the side aspect. It provides access to all rooms on the first floor and includes a hatch with a loft ladder for accessing the partially boarded loft, which also has lighting. Radiator.

BEDROOM 1

13'1" x 10'0"
The room features carpeted flooring, a radiator, a double-glazed window facing the front aspect, and an inbuilt floor-to-ceiling storage cupboard.

BEDROOM 2

10'0" x 9'11"

BEDROOM 3

8'9" x 7'10"
Carpeted flooring, radiator, double glaze window facing the front aspect

BATHROOM

The bathroom features tiled flooring, a radiator, fully tiled walls, a toilet, and a wash hand basin. It includes a polyvinyl bathtub with an electric shower and a double-glazed window facing the right aspect.

OUTSIDE

To the rear, the garden is paved with slabs and pebbles, featuring gravel and lawn areas. It is surrounded by hedging and flowers, with a wooden fence along the perimeter providing seclusion. The garden is very large, offering potential for extension subject to planning permissions or for enjoying ample outdoor space. It is south-facing, benefiting from maximum sunlight.

COUNCIL TAX BAND - C

FREEHOLD

ADDITIONAL INFORMATION

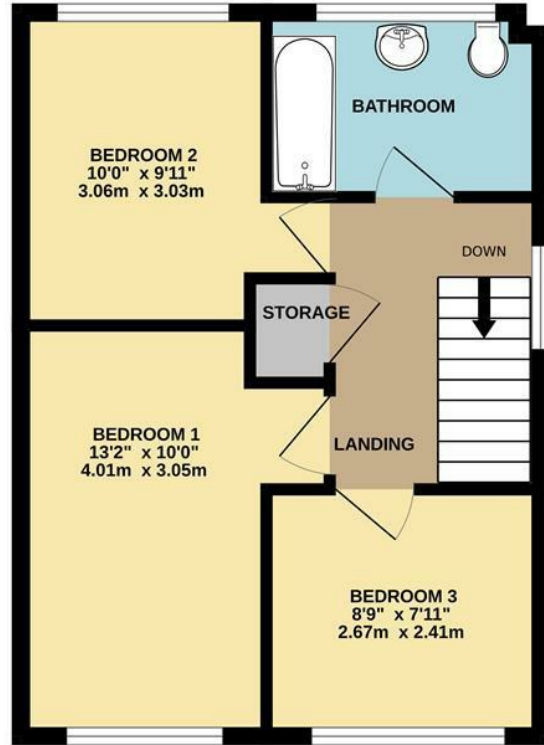
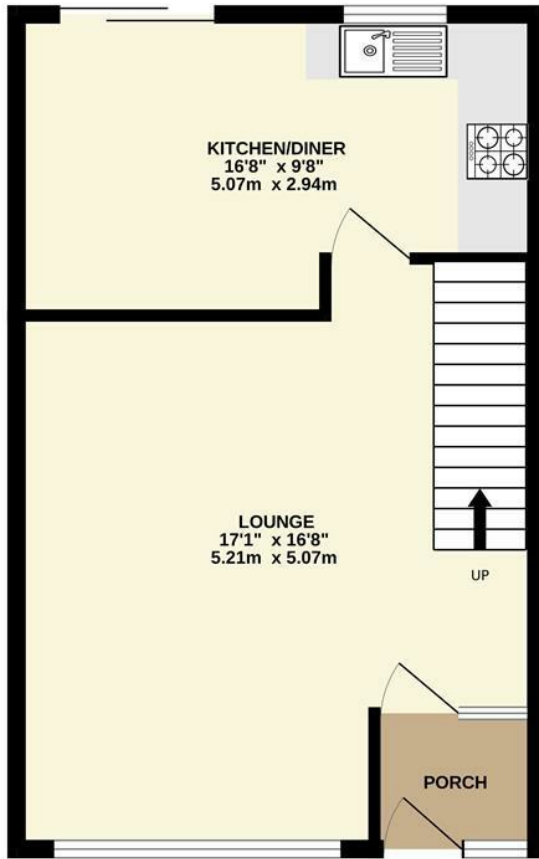
Tenure: Freehold
EPC rating: TBC
Council Tax Band: C



Council Tax Rate: £2,037.80
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

C

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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.