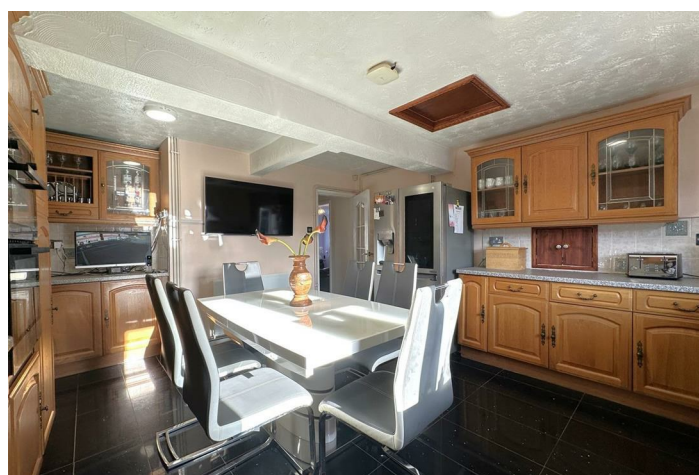


FREEHOLD



House - Semi-Detached (EPC Rating:)

Peebles Way, Rushey Mead, Leicester, LE4 7ZS

PRICE:

£480,000



5 Bedroom House - Semi-Detached located in Leicester

*** EXTENDED FIVE BEDROOM SEMI-DETACHED PROPERTY - RUSHEY MEAD - THREE BATHROOMS ***

Seths Estate Agents proudly present this spacious, extended five-bedroom semi-detached home on Peebles Way, Rushey Mead.

The ground floor offers a large lounge with double doors to an extended sitting area, plus a modern kitchen/diner with ample storage and built-in appliances. Two downstairs bathrooms add convenience. Upstairs are five well-sized bedrooms, many with built-in storage and air conditioning, plus a family bathroom.

Outside, a block-paved driveway provides parking for three cars and leads to an electric garage. The rear garden features a block-paved area and an outbuilding with lighting and power.

A fantastic family home in a sought-after location. Viewings by appointment only.

ENTRANCE HALL

Tile flooring with a radiator, the hall provides access to the lounge, kitchen diner, downstairs shower room, and stairs leading to the first floor.

SHOWER ROOM

Tiled flooring and walls, with a toilet, wash hand basin, and a standing shower cubicle with an electric shower function.

EXTENDED KITCHEN/DINER

16'9" x 13'3"

Features tiled flooring, partially tiled walls, and a radiator. The kitchen includes space for a double fridge, base and eye-level units, plumbing for a washing machine, a stainless steel sink, a double-glazed rear-facing window, and space for an additional appliance (e.g., dishwasher). The kitchen has an integrated four-gas burner hob, extractor hood, oven, and grill, with access to a lobby area and loft storage.

LOBBY

Tiled flooring, offering access to the garage, loft storage, and garden via a UPVC door.

THROUGH LOUNGE

22'9" x

Laminate flooring with a double-glazed front-facing window, fireplace, radiator, and double doors leading to an extended sitting area. Features air conditioning.

EXTENDED SITTING ROOM

18'6" x 13'9"

Laminate flooring with a radiator, UPVC garden door,

air-conditioning unit, and two Velux skylights providing light from both side aspects. There is also access to an additional downstairs wet room.

WET ROOM

Vinyl flooring with partially tiled walls, wash hand basin, toilet, and a double-glazed side window

FIRST FLOOR

LANDING

Carpeted flooring, providing access to all first-floor rooms and loft hatch. Includes a storage cupboard with a gas-powered combination boiler.

BEDROOM ONE

11'6" x 9'4"

Laminate flooring with a radiator, built-in storage cupboard, air-conditioning unit, and double-glazed front-facing window.

BEDROOM TWO

11'1" x 10'2"

Carpeted flooring with a radiator, front-facing double-glazed window, and air-conditioning unit.

BEDROOM THREE

11'1" x 7'11"

Carpeted flooring with a radiator, double-glazed rear-facing window, and air-conditioning unit.

BEDROOM FOUR

11'0" x 10'4"

Carpeted flooring, radiator, double-glazed rear window, and built-in storage cupboard.



BEDROOM FIVE

Carpeted flooring, radiator, and front-facing double-glazed window.

COUNCIL TAX BAND - C

ADDITIONAL INFORMATION

FAMILY BATHROOM

Vinyl flooring, fully tiled walls, two side-facing double-glazed windows, a standing radiator, toilet, wash hand basin with mixer tap and base unit, and a polyvinyl bathtub with an electric shower function.

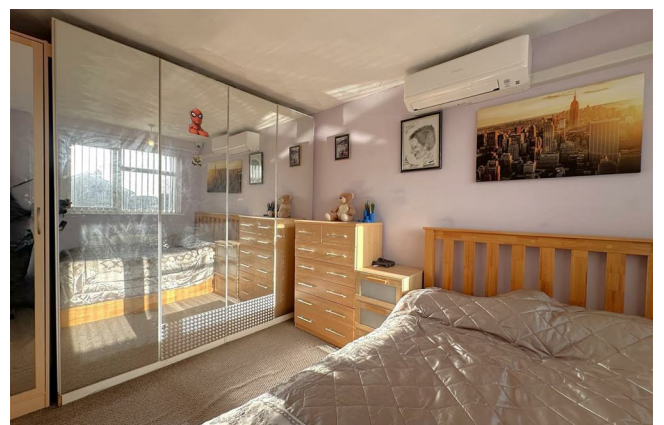
OUTSIDE

The rear of the property features a fully block-paved garden enclosed by a combination of wooden and brick fencing, with access to a concrete-built outbuilding equipped with lighting and electricity. The front includes a block-paved driveway with parking for three vehicles and access to the garage via an automatic up-and-over door. Entrance to the accommodation is through a UPVC door, with accent lighting throughout.

GARAGE

Concrete flooring with an electrically powered up-and-over metal door, eye-level storage units, a consumer unit, and meters for electricity and gas.

FREEHOLD





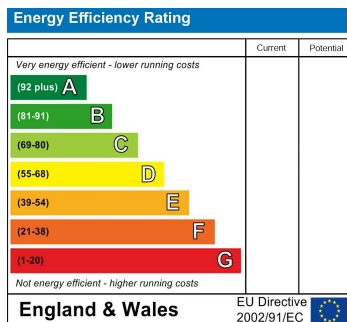


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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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.