FREEHOLD







House - Semi-Detached (EPC Rating:)

Glencoe Avenue, Rushey Mead, Leicester, LE4 7ND

Offers Over

£385,000

SETHS

3 2 1

3 Bedroom House - Semi-Detached located in Leicester

***** THREE BEDROOMS - DETACHED GARAGE - EXTENDED SEMI DETACHED HOME - RUSHEY MEAD *****

Seths Estate Agents are pleased to bring to market this extended semi-detached family home located on Glencoe Avenue in the popular residential area of Rushey Mead, Leicester. Benefitting from a garage and vehicle access for parking within the rear garden, this is an ideal opportunity for growing families.

To the rear, an ample sized garden is laid with slabs and a lawned area, enclosed by a wooden perimeter. Double gates open onto the road, allowing vehicle access for parking in the garden, and a brick-built garage with an up-and-over metal door is also accessible. A wooden gate provides access to the front garden.

Internally, the ground floor comprises an entrance porch, an entrance hall, a lounge with a bay window and open access into the dining area, a lobby with a pantry room, a ground floor shower room, and a well-appointed kitchen with integrated appliances and access to the rear garden. To the first floor are three bedrooms, a family bathroom, and a landing with loft access.

Contact Seths to arrange a viewing.

GROUND FLOOR

PORCH
Finished with vinyl flooring, UPVC entrance door, double glazed windows facing the side aspect and metal door providing access into the property.

ENTRANCE HALL
Finished with laminate flooring, stairs leading to the first floor and access into the lounge.

LOUNGE
18'6" x 14'3"
Finished with laminate flooring, radiator, double glazed bay window facing the front aspect, open access into the dining area and storage cupboard located under the stairs.

DINING ROOM
12'10" x 9'8"
Finished with laminate flooring, radiator and double glazed window facing the front aspect.

LOBBY
5'2" x 2'11"
Providing access to the pantry, downstairs shower room and kitchen.

SHOWER ROOM
7'4" x 5'6"
Finished with tiled flooring and tiled walls, wash hand basin, heated towel radiator, stand-up shower cubicle with electric shower and toilet. Double glazed window facing the rear aspect.

KITCHEN
14'3" x 9'1"
Finished with vinyl flooring, base and eye-level units, partially panelled walls, integrated extractor, spotlighting, integrated washing machine, stainless steel sink, double glazed window facing the rear aspect, integrated dishwasher, fridge and freezer, storage cupboard accommodating the gas-powered boiler, further double glazed window facing the side aspect and door providing access to the garden. Heated towel radiator.



LANDING
Providing access to all first-floor rooms, radiator and hatch providing access to the loft.

BEDROOM ONE
11'4" x 9'6"
Finished with carpeted flooring, radiator, double glazed bay window facing the front aspect and storage cupboard located over the stairs.

BEDROOM TWO
10'4" x 7'0"
Finished with carpeted flooring, radiator and double glazed window facing the rear aspect.

BEDROOM THREE
10'5" x 9'7"
Finished with laminate flooring, radiator and double glazed window facing the front aspect.

BATHROOM
7'2" x 6'11"
Finished with tiled flooring and tiled walls, wash hand basin, toilet, heated towel radiator, panelled bath with mixer shower attachment and double glazed window facing the right aspect.

OUTSIDE
To the rear, the property features an ample-sized garden with a paved slabbed patio area and grass lawn, enclosed by a wooden fenced perimeter. A wooden gate provides access to the front garden, while double gates open onto the road, allowing vehicle access and parking within the garden. There is also access to the garage via an up-and-over door.

GARAGE
Brick-built garage with a metal up-and-over door.

ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: TBC
Council Tax Band: C (Leicester)
Council Tax Rate: £2,247.78
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Fibre Broadband

FREEHOLD

COUNCIL TAX BAND - C



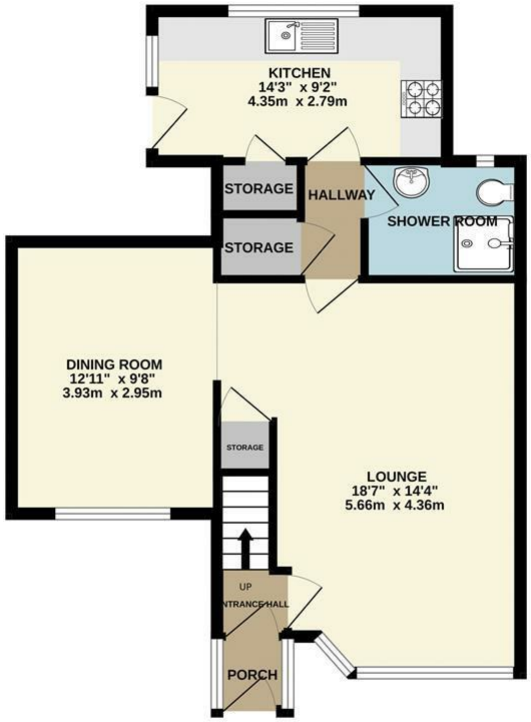




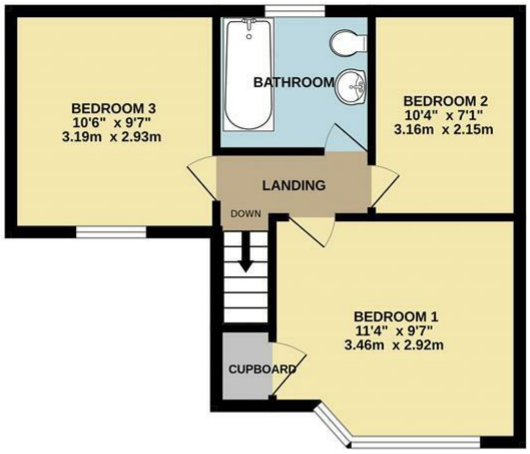




GROUND FLOOR



1ST FLOOR

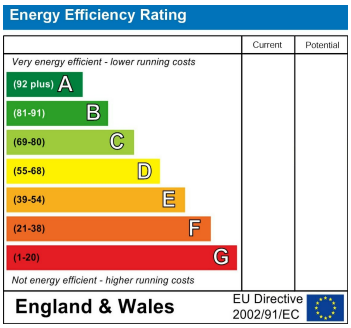


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

SETHS