

FREEHOLD



House - Semi-Detached (EPC Rating: D)

Wetherby Road, Rushey Mead, Leicester, LE4  
7ZH

Offers Over

£325,000



# 3 Bedroom House - Semi-Detached located in Leicester

**\*\*\* THREE BEDROOMS - SEMI DETACHED - FAMILY HOME - GARAGE - RUSHEY MEAD \*\*\***

Seths is delighted to present this three-bedroom semi-detached home in Rushey Mead. It features a front driveway and a detached garage, ideal for families.

The property comprises an entrance porch leading to a spacious lounge and dining area with a fireplace and sliding doors opening onto the rear garden. The kitchen has base and eye-level units and integrated appliances and provides garden access.

Upstairs are three well-proportioned bedrooms, all with solid wooden flooring, and a family bathroom with a walk-in shower, wash basin, and WC. The landing offers loft access and additional storage.

The property benefits from gas central heating, double glazing throughout, and a well-maintained rear garden. An excellent family home—contact Seths today to arrange a viewing!

## ENTRANCE PORCH

Accessed via a UPVC door, featuring tiled flooring and leading into the accommodation via a wooden door.

## ENTRANCE HALL

14'0" x 5'11"

Carpeted flooring, radiator, stairs providing access to the first floor, and a storage cupboard located under the stairs. Access to the lounge and kitchen.

## LOUNGE & DINER

25'8" x 11'4"

Carpeted flooring, double-glazed window facing the front aspect, fireplace, radiator, and dining area. A double-glazed sliding UPVC door provides access to the garden

## KITCHEN

11'2" x 8'4"

Vinyl flooring, base and eye-level units, partially tiled walls, accent spotlighting, and a double-glazed window facing the rear aspect. Integrated fridge and freezer, integrated dishwasher, stainless steel sink, and an integrated four-ring gas burner with extractor over. Also includes an integrated grill and oven. Storage cupboard

located under the stairs, with a door allowing access to the garden.

## FIRST FLOOR

### LANDING

8'10" x 5'11"

Carpeted flooring, loft access, double-glazed window facing the side aspect, and a storage cupboard.

### BEDROOM ONE

11'9" x 11'5"

Solid wooden flooring, a radiator, and a double-glazed window facing the front aspect.

### BEDROOM TWO

11'5" x 11'3"

Solid wooden flooring, radiator, and a double-glazed window facing the rear aspect.

### BEDROOM THREE

Solid wooden flooring, a radiator, a double-glazed window facing the front aspect, and an inbuilt storage cupboard located over the stairs.



#### BATHROOM

Vinyl flooring, tiled walls, a radiator, wash hand basin, toilet, and a standing shower unit with mixer function. Double-glazed window facing the right aspect.

#### OUTSIDE

#### GARAGE

#### FREEHOLD

#### COUNCIL TAX BAND - C

#### ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: D

Council Tax Band: C (Leicester City Council)

Council Tax Rate: £2,247.78

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

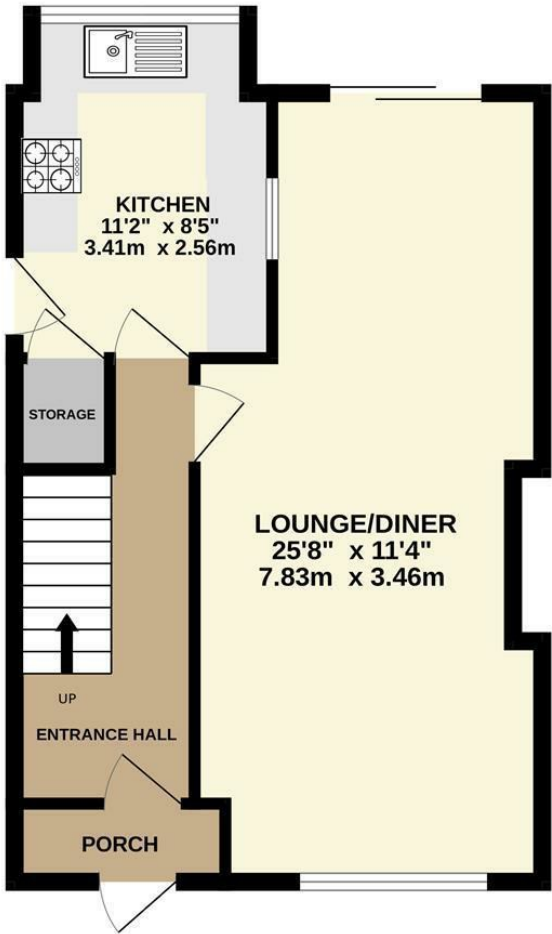
Mains Drainage: Yes

Broadband availability: Superfast Broadband

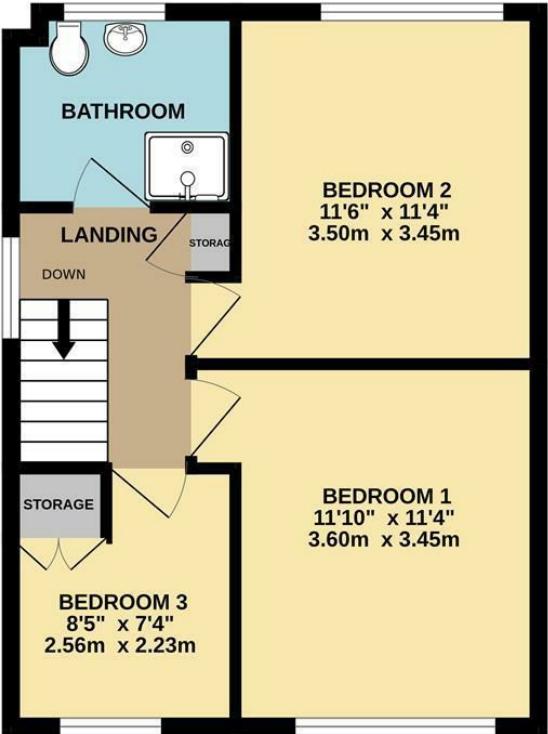




GROUND FLOOR



1ST FLOOR

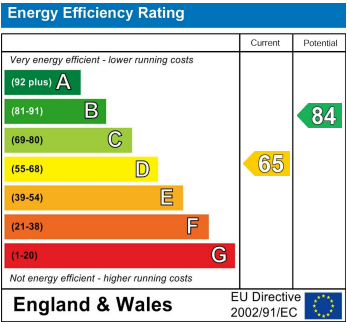


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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