



**Connells**

Rushford Drive  
Leicester



## Property Description

Nestled in a desirable residential location, this beautifully presented three-bedroom semi-detached home offers a perfect blend of comfort, practicality, and modern family living. With a shared driveway, garage, and thoughtfully designed interiors, it is an ideal choice for growing families or professionals seeking a stylish retreat.

The property opens with a bright and inviting entrance hall, setting the tone for the warmth and character within. The living room flows seamlessly into a dedicated dining area, perfect for family meals and social gatherings. A well-appointed kitchen provides ample storage and workspace, complemented by a utility area and a convenient wet room.

Upstairs, you'll find three generously sized bedrooms, each thoughtfully designed to create comfortable and versatile spaces. A modern family bathroom completes the first floor, offering both style and functionality.

Externally, the property benefits from a shared driveway and garage, ensuring secure parking and storage.

Situated in a sought-after area, this home enjoys close proximity to local schools, shops, and transport links, making it a convenient base for family life and commuting.

This property combines practicality with aspirational living, offering a wonderful opportunity to secure a home that grows with

you.

## Entrance Hall

A welcoming entrance hall sets the tone for this delightful home, featuring a staircase rising to the first floor and a practical understairs storage cupboard ideal for coats, shoes, or household essentials. From here, there is convenient access to both the living room and kitchen,

## Living Room

A bright and airy living room with a large window to the front elevation, filling the space with natural light. The room is enhanced by a feature gas fireplace, creating a warm and inviting focal point. Finished with modern laminate flooring, this stylish space flows seamlessly through to the adjoining dining room, making it ideal for both everyday family living and entertaining.

## Dining Room

Flowing directly from the living room, the dining room offers a versatile space ideal for family meals and entertaining. Double doors fill the room with natural light. With its seamless connection to both the living area and utility, this room creates a practical and sociable hub at the heart of the home.

## Kitchen

Fitted with a comprehensive range of wall and base units, complemented by quality worktops and a stainless steel sink with drainer and mixer tap. Integrated appliances include a gas hob with oven and extractor over, along with a fridge, while plumbing is provided for a washing machine. Finished with practical tiled flooring, the kitchen enjoys natural light from a side-facing window and offers direct access to the rear of the property via a convenient door, making it both functional and inviting.

## Utility

A handy utility area positioned to the rear aspect of the home, offering practical space for everyday household tasks. This area provides direct access to the wet room and opens out to the rear garden, ensuring convenience and functionality while seamlessly connecting indoor and outdoor living.

## Wet Room

Conveniently accessed from the utility area, the wet room is designed with practicality in mind. Featuring a modern shower space, wash basin, and a disability-accessible toilet, it provides a versatile ground floor facility ideal for busy family living or guest use. Its thoughtful layout ensures ease of maintenance while adding valuable flexibility to the home's accommodation.

## First Floor Landing

Generously sized bedrooms with scope for personalisation, plus a family bathroom.

### Bedroom One

A well-proportioned double bedroom overlooking the rear garden, ideal as a double room or versatile guest space.

### Bedroom Two

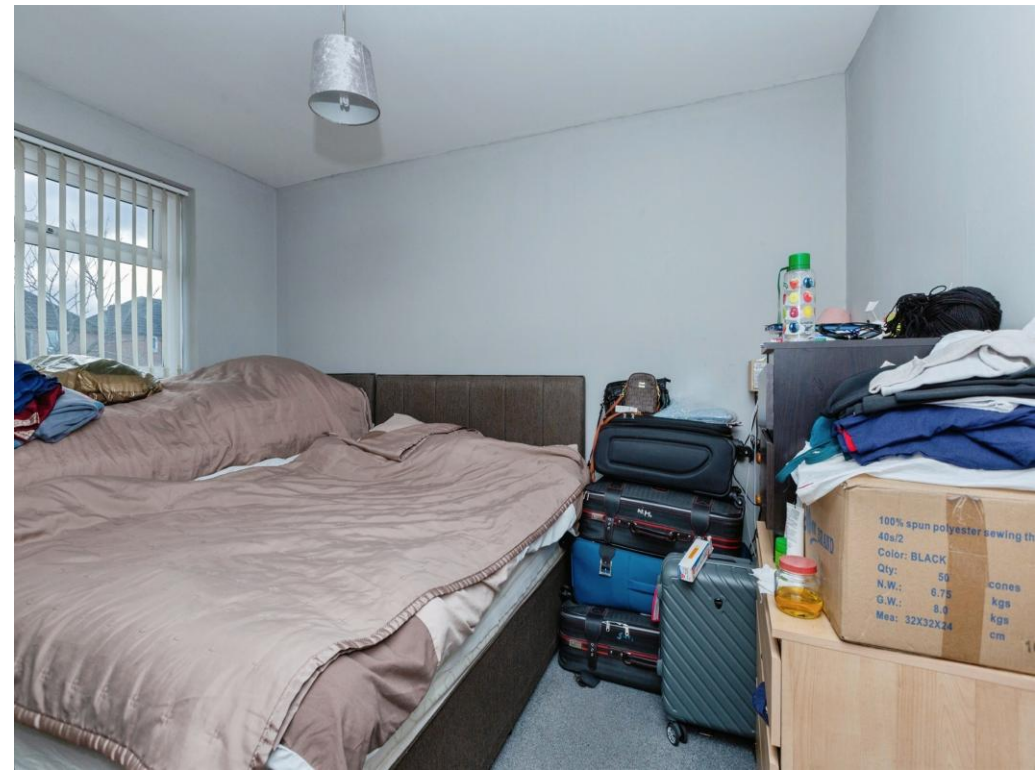
A generously sized principal bedroom positioned to the front elevation, offering ample space for furnishings. Bright and welcoming, this room provides a comfortable retreat with scope for personalisation.

### Bedroom Three

A thoughtfully designed third bedroom, positioned to the front aspect. Compact yet practical, it serves well as a child's bedroom, nursery, or home office

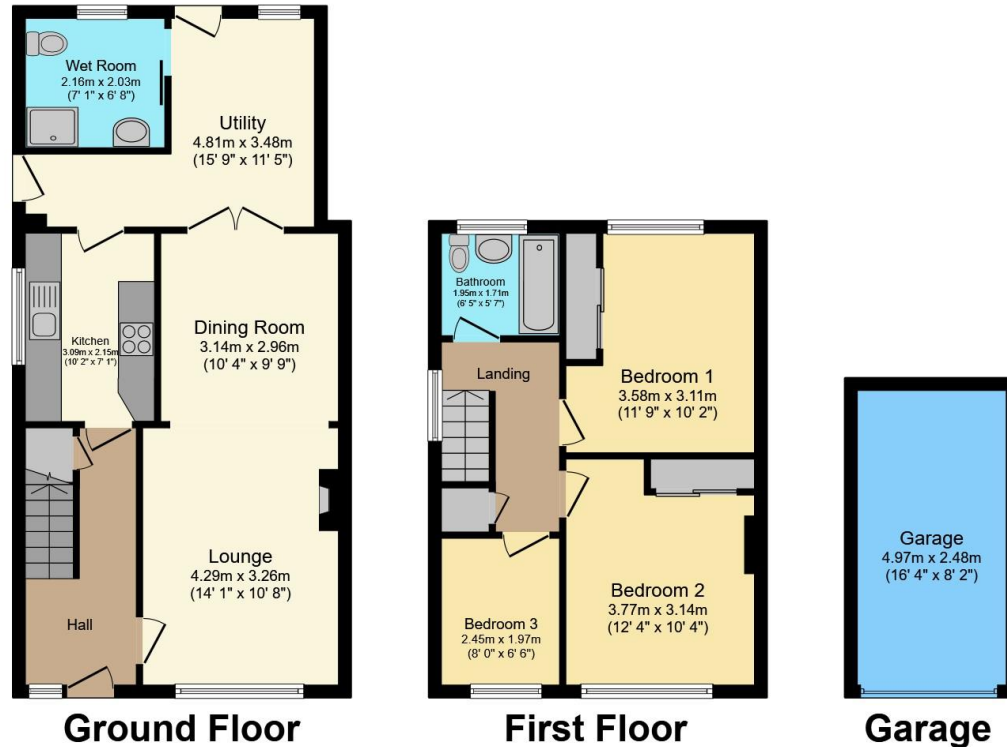
## Family Bathroom

The family bathroom is fitted with a modern suite comprising a panelled bath, wash basin, and WC. Finished with neutral décor, it provides a functional and stylish space for everyday use.









Total floor area 107.9 m<sup>2</sup> (1,161 sq.ft.) approx

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EPC Rating: C Council Tax Band: A

Tenure: Freehold

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