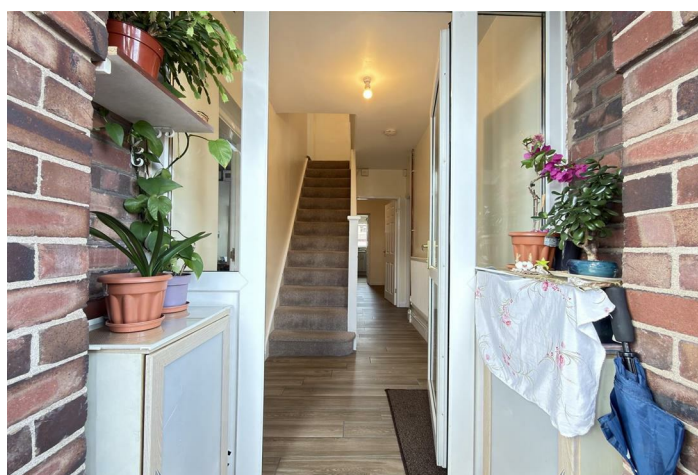


FREEHOLD



House - Semi-Detached (EPC Rating: D)

Strathmore Avenue, Rushey Mead

£475,000



# 5 Bedroom House - Semi-Detached located

\*\*\* FIVE BEDROOMS - SEMI DETACHED - OFF ROAD PARKING - EXTENDED - READY TO MOVE INTO \*\*\*

Seths Estate Agents are pleased to bring to market this substantially extended five-bedroom family home located on Strathmore Avenue in the popular residential area of Rushey Mead, Leicester. Offering an exceptional amount of living space across two floors, this property has been lovingly upgraded throughout and is sure to impress from the moment you step inside.

Internally, the ground floor, comprising an entrance porch, entrance hall, a ground floor bedroom, a lounge with an inbuilt gas fireplace and bay window, a sitting room, a lobby, a ground floor bathroom, a beautifully appointed extended kitchen and diner — refitted in 2021 with quartz worktops and splashback, integrated appliances, and UPVC doors onto the garden — and a utility room. The ground floor further benefits from electric underfloor heating with a 10-year warranty throughout the tiled areas.

To the first floor are four further bedrooms, including a principal bedroom with en-suite, and a family bathroom with a bathtub benefitting from a 20-year warranty. The property also benefits from carpets fitted throughout in 2021 and fitted wardrobes in bedroom two installed in 2022.

To the front, a slabbed driveway provides parking for two vehicles, partially enclosed by a brick-built perimeter. To the rear, a generous garden features a slabbed patio area with steps leading down to further outdoor space.

Contact Seths to arrange a viewing.

## GROUND FLOOR

### PORCH

Finished with tiled flooring and double glazed windows surrounding the porch. Accessed via a UPVC door, with a further UPVC door providing access into the entrance hall.

### ENTRANCE HALL

12'8" x 5'2"

Finished with tiled flooring and underfloor heating, radiator, stairs leading to the first floor and storage cupboard located under the stairs. Providing access to the ground floor bedroom, sitting room and lobby.

### BEDROOM FIVE

15'7" x 7'6"

Finished with carpeted flooring, radiator and double glazed window facing the front aspect.

### LOBBY

8'5" x 5'6"

Finished with tiled flooring and underfloor heating, providing access to the ground floor bathroom and extended kitchen and diner.

### SHOWER ROOM

7'5" x 6'11"

Finished with tiled flooring, tiled walls, panelled ceiling, spotlighting, radiator, toilet, wash hand basin with vanity unit and stand-up shower cubicle with electric shower function.

### KITCHEN & DINER

16'0" x 10'0"

Finished with tiled flooring with underfloor heating, base and eye-level units, dining area and UPVC double glazed doors providing access to the garden. The kitchen features quartz worktops and splashbacks, stainless steel sink, integrated microwave and oven, integrated gas burner with extractor over, integrated dishwasher and space for a double fridge. Access is provided into the utility room. The kitchen was refitted in 2021.

### UTILITY ROOM

10'0" x 7'6"

Finished with tiled flooring and partially tiled walls, base and eye-level units, space for a fridge, plumbing and space for a washing machine and dryer, gas-powered combination boiler and double glazed window facing the rear aspect. A door provides access to the garden.

### SITTING ROOM

11'6" x 10'4"

Finished with carpeted flooring, radiator and sliding double glazed doors providing access into the extended kitchen and diner. Open access into the lounge.

### LOUNGE

11'4" x 10'8"

Finished with carpeted flooring, built-in fireplace with gas fire, radiator and double glazed bay window facing the front aspect.

## FIRST FLOOR

### LANDING

8'0" x 5'6"

Finished with carpeted flooring, hatch providing access to the loft and access to all rooms on the first floor.

### BEDROOM ONE

13'8" x 7'6"

Finished with carpeted flooring, radiator, built-in storage cupboard and double glazed window facing the front aspect. Providing access into the ensuite.

### EN SUITE

6'6" x 5'8"

Finished with vinyl flooring, fully tiled walls, panelled ceiling, spotlighting, wash hand basin with vanity unit, storage, radiator, toilet and stand-up shower cubicle with electric shower function. Double glazed window facing the rear aspect.





#### BEDROOM TWO

11'6" x 9'5"

Finished with carpeted flooring, radiator, fitted storage cupboard and double glazed bay window facing the front aspect. The fitted storage was installed in 2022.

#### BEDROOM THREE

11'6" x 10'5"

Finished with carpeted flooring, storage cupboard, radiator and double glazed window facing the rear aspect.

#### BEDROOM FOUR

8'5" x 6'5"

Finished with carpeted flooring, radiator and double glazed window facing the front aspect.

#### BATHROOM

5'11" x 5'4"

Finished with laminate flooring, fully tiled walls, radiator, toilet, wash hand basin with vanity unit and panelled bath with mixer function. The bath benefits from a 20-year warranty.

#### OUTSIDE

To the rear, the property features a large garden with a slabbed patio area and steps leading down to a further garden area. To the front, there is a slabbed driveway providing parking for two vehicles, partially secluded by a brick-built perimeter.

#### ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: D

Council Tax Band: B (Leicester)

Council Tax Rate: £1,966.81

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband

#### FREEHOLD

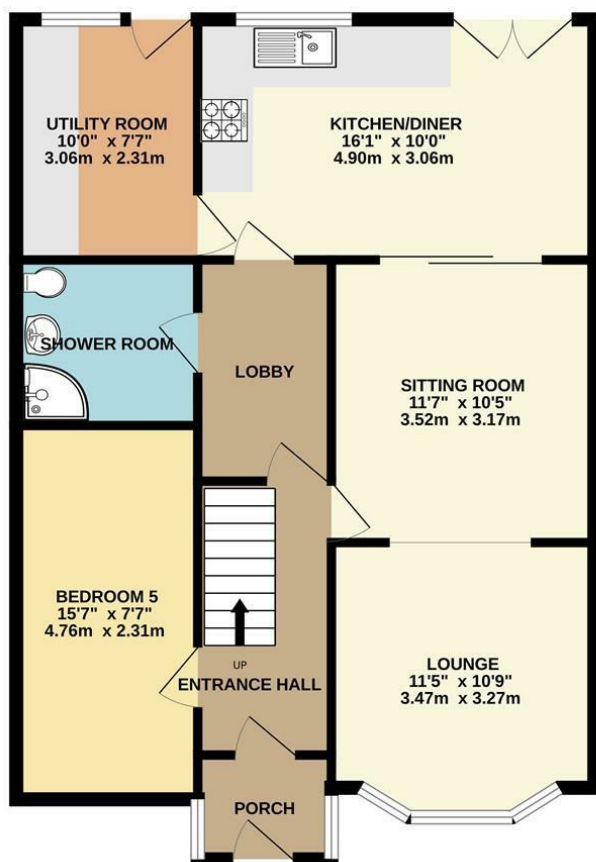
#### COUNCIL TAX BAND - B



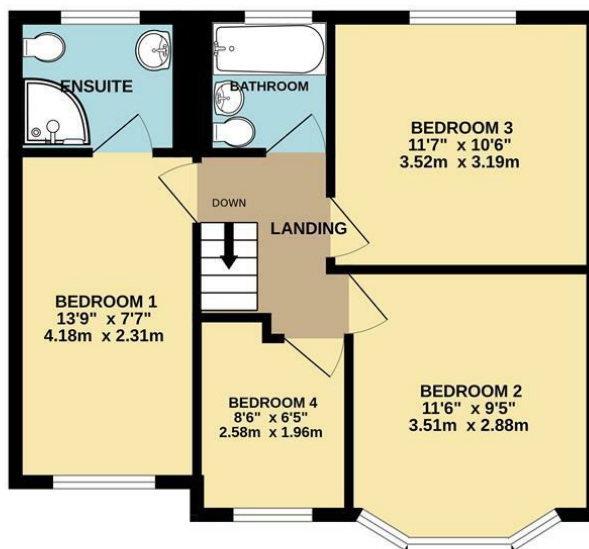




GROUND FLOOR  
802 sq.ft. (74.5 sq.m.) approx.



1ST FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



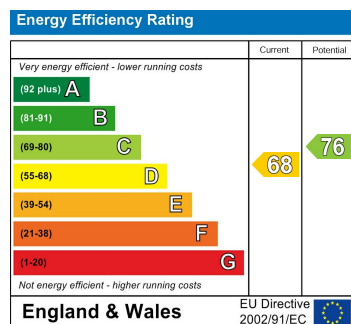
TOTAL FLOOR AREA : 1295 sq.ft. (120.3 sq.m.) approx.

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

**B**

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.