

FREEHOLD



House - Semi-Detached (EPC Rating: )

Gilbert Close, Rushey Mead, Leicester, LE4 7PF

PRICE:

£300,000

 SETHS



# 3 Bedroom House - Semi-Detached located in Leicester

**\*\*\* THREE BEDROOM - SEMI DETACHED PROPERTY - RUSHEY MEAD - GARAGE \*\*\***

This 3-bedroom semi-detached home on Gilbert Close offers a convenient and well-maintained living space, complete with a driveway for two vehicles and a garage. The ground floor features a spacious lounge that flows into a dining room, a well-equipped kitchen, and a conservatory with the potential for a shower room. Upstairs, you'll find three bedrooms, all with built-in storage, and a family bathroom. The low-maintenance garden is mostly paved and offers easy access to the garage. This property, offered with no chain, is perfect for families or investors.

**\*\*\* NO CHAIN \*\*\* Contact Seths today for a Viewing 0116 266 9977.**

## ENTRANCE HALL

Carpeted flooring with a radiator. The property is accessed via a UPVC door with a double-glazed surround facing the front aspect. Another double-glazed window faces the side aspect. There are stairs leading to the first floor, and a storage cupboard located under the stairs, which accommodates a consumer unit. Additionally, there is a WC located under the stairs, and the hall provides access to all rooms on the ground floor as well as an additional storage cupboard.

## W/C

Vinyl flooring, toilet, wash hand basin, and a window facing the side aspect.

## LOUNGE

13'6" x 10'6"

Carpeted flooring with a gas fireplace and radiator. A window faces the front aspect, with open access into the dining room.

## DINING ROOM

13'6" x 9'0"

Carpeted flooring provides access to the kitchen. Radiator and internal window facing the rear aspect.

## KITCHEN

10'11" x 7'6"

Laminate flooring with space for a fridge, base and high-level units, and plumbing and space available for a dishwasher. Stainless steel sink with a window facing the side aspect and partially tiled walls. There is space and a gas supply for a burner with an integrated extractor overhead. gas-powered combination boiler, provides access into the dining room and back into the entrance hall. A UPVC door allows access into the conservatory with an internal double-glazed window facing the rear.

## CONSERVATORY

Tiled flooring with an electric radiator and double-glazed windows surrounding all aspects. Plumbing is available for a washer and space. There is also an internal room in the conservatory, originally intended as a shower room, equipped with plumbing and partially tiled walls and flooring, and double-glazed surrounds.

## FIRST FLOOR

### LANDING

Carpeted flooring, providing access to all rooms on the first floor and an additional storage cupboard. There is a double-glazed window facing the side aspect and a hatch to access the loft.

### BEDROOM 1

13'11" x 10'2"

Carpeted flooring with a radiator. A double-glazed window faces the front aspect, with an in-built storage cupboard.

### BEDROOM 2

10'11" x 10'4"

Wooden flooring with a radiator. A double-glazed window faces the rear aspect, with an in-built storage cupboard.

### BEDROOM 3

9'3" x 6'9"

Carpeted flooring with a radiator. A double-glazed window faces the front aspect, with a storage cupboard located over the stairs.

## BATHROOM

Vinyl flooring with a radiator, toilet, wash hand basin,



polyvinyl bathtub with an electric shower over, partially tiled walls, and a window facing the rear aspect.

#### OUTSIDE

To the front, the property is secluded by a brick border, allowing parking for at least two vehicles. There is access to the gas and electric meters. A metal gate provides access to the garden, where there is a garage. The garden is secluded by a wooden border and is mostly paved with slabbed and graveled areas.

#### GARAGE

Accessed via metal up and over door, electrics

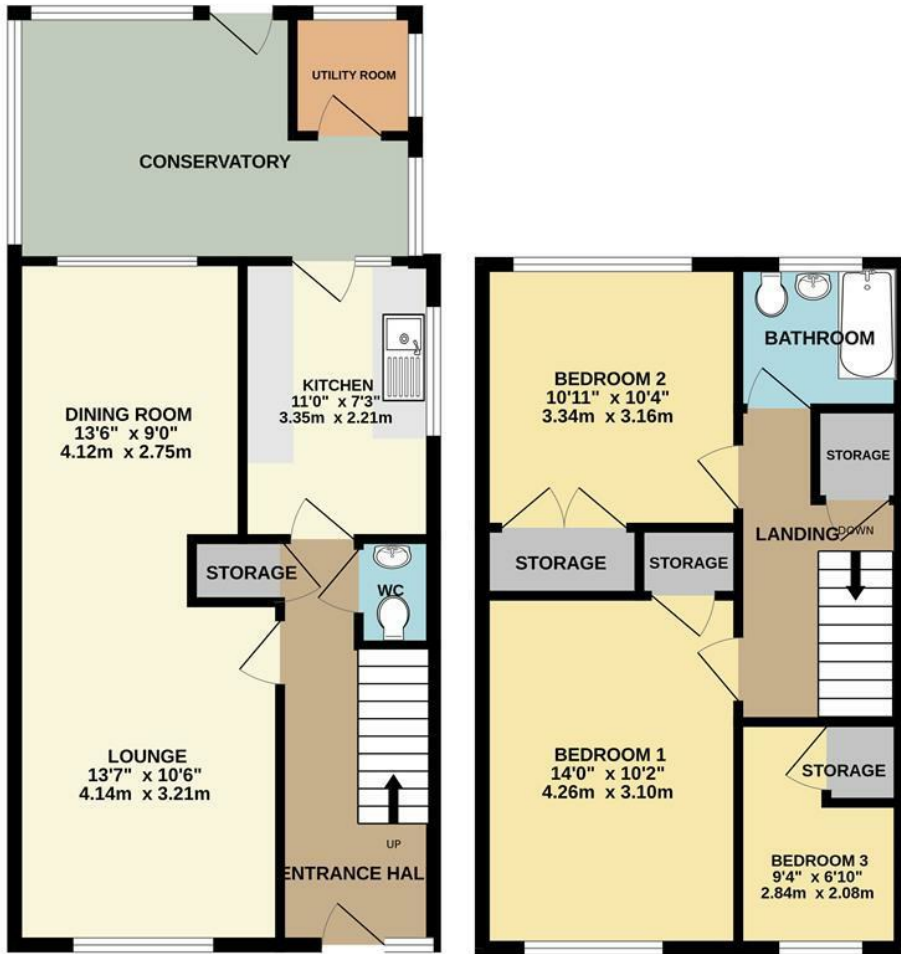
#### FREEHOLD

#### COUNCIL TAX BAND - C

#### ADDITIONAL INFORMATION







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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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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.