

FREEHOLD



House - Semi-Detached (EPC Rating: )

Gleneagles Avenue, Rushey Mead, Leicester, LE4  
7GD

PRICE:

£295,000

 SETHS



# 3 Bedroom House - Semi-Detached located in Leicester

**\*\*\* THREE BEDROOMS - SEMI-DETACHED - GARAGE - RUSHEY MEAD - NO CHAIN \*\*\***

The three-bedroom semi-detached home is situated on Gleneagles Avenue, Rushey Mead, and offers great potential for families. The property features a spacious open-plan lounge and sitting room with sliding doors leading to a private garden. The kitchen is equipped with base and eye-level units, and access to the garden. Outside is a block-paved garden, brick-built storage, a greenhouse, and a detached garage. The front offers a driveway for off-road parking. Conveniently located close to local amenities, this home is offered to the market with no chain and is perfect for buyers looking to modernize.

Call Seths today to arrange a viewing - 0116 266 9977.

## PORCH

## ENTRANCE HALL

Carpeted flooring, double-glazed window facing the side aspect, radiator. Stairs leading to the first floor, a storage area under the stairs, and electric meters. Access to all rooms on the ground floor.

## LOUNGE

10'11" x 10'3"

Carpeted flooring, radiator, double-glazed window facing the front aspect, open access into the sitting room.

## SITTING ROOM

15'5" x 9'9"

Carpeted flooring, access to the entrance hall, radiator. Sliding UPVC door allows access to the garden.

## KITCHEN

12'9" x 5'10"

Tiled flooring, radiator, and storage area under the stairs. UPVC door allowing access to the garden. Base and eye-level units, partially tiled walls, integrated four-ring gas burner with oven and extractor over. Stainless steel sink, two double-glazed windows facing the side aspect.

## FIRST FLOOR

## LANDING

Carpeted flooring, double glazed window facing the side aspect. Provides access to all rooms on the first floor and access to the loft.

## BEDROOM 1

11'11" x 10'5"

Carpeted flooring, in-built storage cupboard, radiator, double-glazed bay window facing the front aspect.

## BEDROOM 2

11'10" x 8'11"

Carpeted flooring, radiator, double-glazed window facing the rear aspect, in-built storage cupboard.

## BEDROOM 3

7'8" x 6'11"

Laminate flooring, radiator, double-glazed window facing the rear aspect.

## BATHROOM

Tiled flooring, tiled walls, panelled ceiling, standing radiator, toilet, wash hand basin, polyvinyl bathtub with electric shower.

## OUTSIDE

Paved driveway accommodating parking for two vehicles, wooden fenced border secluding the front garden. Access to the garage via a metal up-and-over door, and wooden gate allows access to the garden. Entrance to the property via a sliding door leading to a porch. Garden featuring a block paved surface, secluded by a combination of brick-built and wooden borders. Greenhouse, access to the garage, and a brick-built storage shed. The wooden gate allows access to the front.

## GARAGE

Accessed via metal up and over door, a wooden door at the side allows access from the garden.

## FREEHOLD

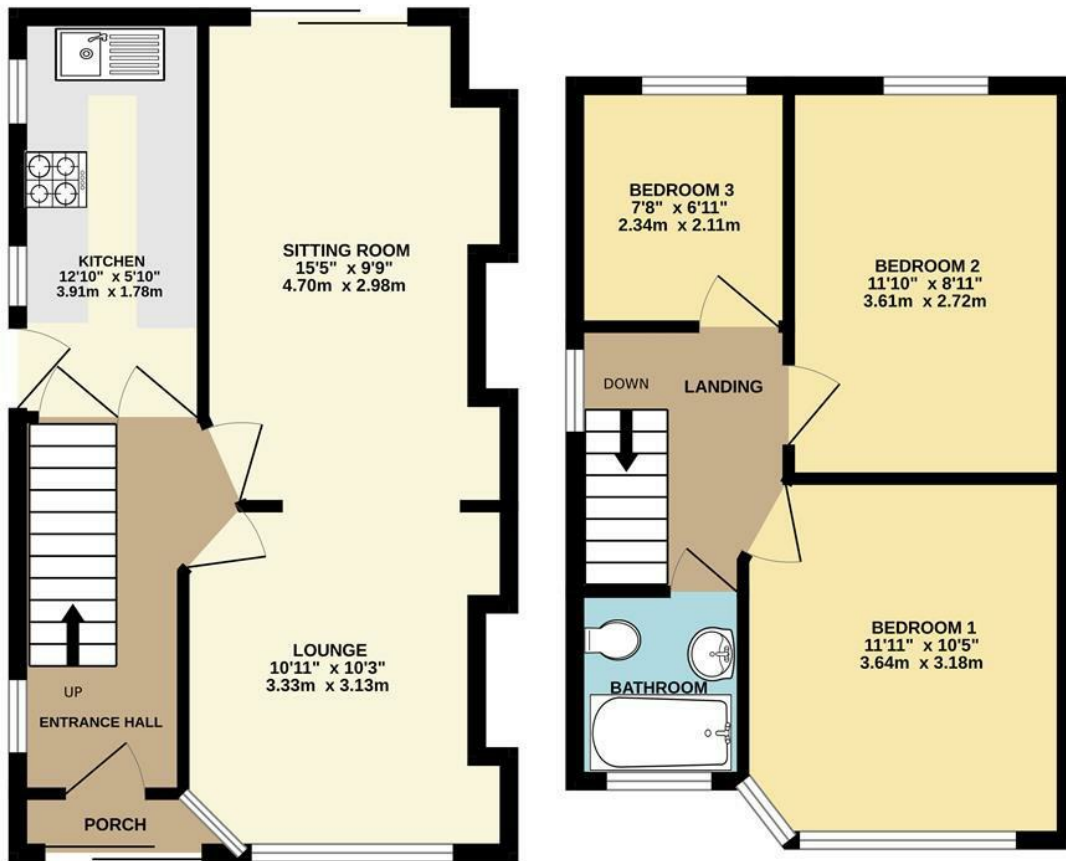
## COUNCIL TAX BAND - B

## 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

**B**

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	

Call us on

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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.