

FREEHOLD



House - Townhouse (EPC Rating:)

LOCKERBIE AVENUE, RUSHEY MEAD,
LEICESTER, LE4 7NL

PRICE:

£300,000

 **SETHS**



3 Bedroom House - Townhouse located in Leicester

*** THREE BEDROOMS - OFF ROAD PARKING - LARGE REAR GARDEN ***

Seths are pleased to present this spacious and extended three-bedroom townhouse in the sought-after Rushey Mead area, featuring solar panels for energy efficiency. Perfectly finished for modern family living, this property offers generous accommodation and excellent outdoor space.

The ground floor includes a bright lounge, a dining area with additional storage, an extended modern kitchen with integrated appliances, and a downstairs family bathroom. Upstairs, there are three well-sized bedrooms, including a spacious main bedroom, and a contemporary family bathroom.

Outside, the front provides off-road parking, while the rear features a patio, lawn, and a wooden shed for storage. Located close to local amenities and schools, this is an excellent family home. Viewings are highly recommended!

ENTRANCE HALL

Laminate flooring with a radiator, and a storage cupboard under the stairs. The hall provides access to the lounge and sitting room.

LOUNGE

12'4" x 11'2"
Laminate flooring with a radiator and a double-glazed window facing the front aspect. Leads to the dining room.

DINING ROOM

18'9" x 9'6"
Carpeted flooring, a radiator, and an integrated base-level unit. Includes a dedicated dining area and provides access to the extended kitchen and an extended downstairs family bathroom.

DOWNSTAIRS SHOWER ROOM

Tiled flooring and walls with a panelled ceiling. Features a standing shower cubicle with a mixer function, a wash hand basin with a mixer tap, a toilet, and a radiator. A double-glazed window faces the right aspect. Additional loft storage is accessible.

EXTENDED KITCHEN

12'6" x 8'5"

FIRST FLOOR

LANDING

Carpeted flooring with a radiator, provides access to all bedrooms, a family bathroom, and a storage cupboard. A loft hatch is also available.

BEDROOM ONE

16'9" x 11'2"
Carpeted flooring, a radiator, and two double-glazed

windows facing the front aspect. Includes an inbuilt storage cupboard.

BEDROOM TWO

12'4" x 9'7"
Carpeted flooring, a radiator, and a double-glazed window facing the rear aspect. Includes two inbuilt storage cupboards.

BEDROOM THREE

8'9" x 7'1"
Carpeted flooring with an inbuilt single bedframe, desk, and wardrobe. Features a radiator and a double-glazed window facing the front aspect.

FAMILY BATHROOM

Tiled flooring and walls with a panelled ceiling and spotlighting. Features a standing shower cubicle with a mixer shower function, a polyvinyl bathtub, a toilet, and a wash hand basin with a mixer tap. A vanity-style mirror and base-level unit are included, with two double-glazed windows facing the rear aspect.

OUTSIDE

To the front, the property provides parking for one vehicle and features a block-paved garden area. Entry to the home is through a UPVC door. A metal gate gives access to a shared passage leading to the rear garden.

The rear garden includes a block-paved patio area extending into a lawn with a wooden shed. Toward the back of the garden, there is an additional paved area.

FREEHOLD

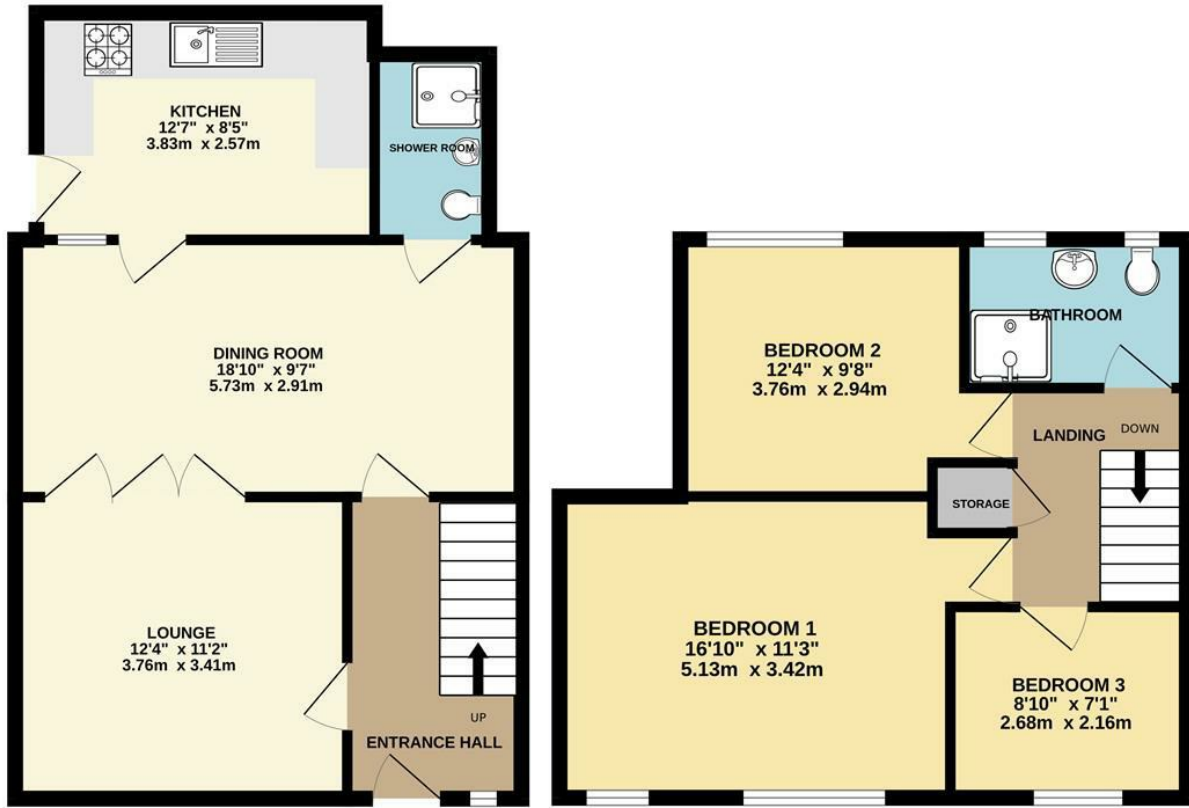
COUNCIL TAX BAND - B

ADDITIONAL INFORMATION



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

B

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.

