FREEHOLD







House - Semi-Detached (EPC Rating: D)

Melton Road, Rushey Mead, Leicester, LE4 7SJ

PRICE:

£319,950

SETHS

3 1 1 D

3 Bedroom House - Semi-Detached located in Leicester

***** EXTENDED SEMI DETACHED HOME - THREE BEDROOMS - RUSHEY MEAD - GARAGE *****

Seths Estate Agents are pleased to bring to market this extended three-bedroom semi-detached property located on Melton Road in the popular residential area of Rushey Mead, Leicester. The property benefits from off-road parking within the rear garden and a detached brick-built garage, making it an ideal opportunity for families and first-time buyers alike.

To the rear, a paved and slabbed garden is enclosed by a combination of brick-built and wooden fenced perimeter. Double gates open onto the road, allowing a vehicle to park within the garden, with a further set of double gates providing access to the detached garage. The garage has an up-and-over metal door, a separate door from the garden and a double glazed window.

Internally, the ground floor comprises an entrance hall, a lounge with open access into the sitting room, a dining room with sliding doors opening onto the rear garden, a well-appointed kitchen, and a lobby with a downstairs WC and side passage access. To the first floor are three bedrooms, all with built-in storage, a family bathroom, and a landing with loft access.

Contact Seths to arrange a viewing.

GROUND FLOOR

ENTRANCE HALL
11'5" x 6'0"
Carpeted flooring, radiator, storage cupboard beneath the stairs. Accessed via a wooden door. Stairs leading to the first floor. Provides access to the lounge and kitchen.

LOUNGE
12'11" x 10'4"
Carpeted flooring, radiator, double-glazed window to the front aspect. Open access through to the sitting room.

SITTING ROOM
10'9" x 8'11"
Carpeted flooring, radiator. Sliding door providing access to the dining room and a further door providing access to the kitchen.

DINING ROOM
12'8" x 9'1"
Tiled flooring, radiator, spotlighting, base and eye-level units, space and plumbing for washing machine, space for fridge, double-glazed window to the rear aspect. Sliding double-glazed door providing access to the rear garden. Provides access to the kitchen and lobby.

KITCHEN
10'4" x 7'3"
Tiled flooring, partially tiled walls, base and eye-level units, stainless steel sink, space and gas supply for gas hob with integrated extractor over, space and plumbing for washing machine, gas condensing boiler, double-glazed window to the side aspect.

LOBBY
Vinyl flooring. Door providing access to the side passage. Provides access to the WC.

W/C
Tiled flooring, tiled walls, wash hand basin, WC, double-glazed window to the rear aspect.

FIRST FLOOR

LANDING
8'0" x 6'3"
Carpeted flooring, double-glazed window to the side aspect, loft hatch. Provides access to all first-floor rooms.

BEDROOM ONE
13'2" x 9'10"
Carpeted flooring, radiator, built-in storage cupboard, double-glazed window to the front aspect.



BEDROOM TWO
11'3" x 10'2"
Carpeted flooring, radiator, two built-in storage cupboards, double-glazed window to the rear aspect.

BEDROOM THREE
9'10" x 6'5"
Carpeted flooring, radiator, storage cupboard over the stairs, double-glazed window to the front aspect.

BATHROOM
6'2" x 6'0"
Tiled flooring, tiled walls, radiator, panelled bath with mixer function, wash hand basin, WC, double-glazed window.

OUTSIDE
To the rear, the property features a paved, slabbed garden secluded by a combination of brick-built and wooden fenced perimeter. Double gates provide access to the outside with room to park a car inside the garden, and a further set of double gates leads to the detached garage, which sits within the garden.

GARAGE
Detached and brick-built, with a metal up-and-over door, a separate door from the garden and a double-glazed window to the front aspect.

FREEHOLD

COUNCIL TAX BAND - B

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





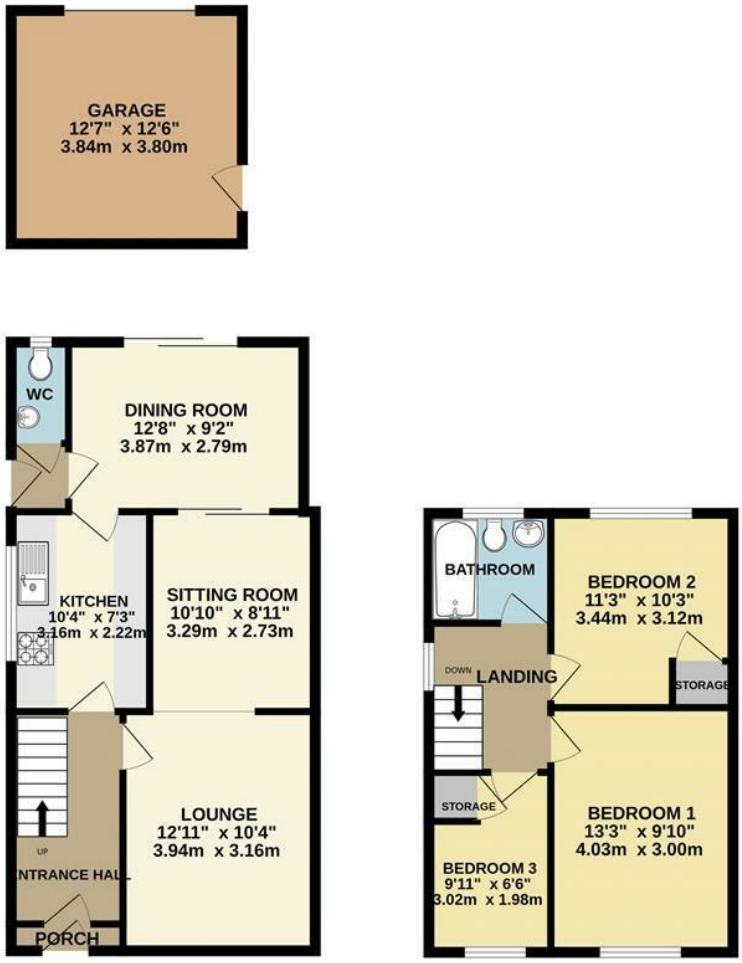






GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.

1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.



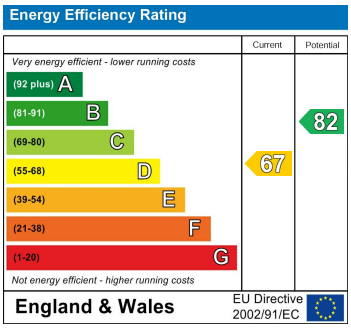
TOTAL FLOOR AREA : 1081 sq.ft. (100.4 sq.m.) approx.

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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SETHS