




SETHS
THINK PROPERTY...THINK SETHS

Peebles Way
Rushey Mead, Leicester

Price £275,000
www.seths.co.uk



***** POPULAR LOCATION *****

Well presented Semi Detached house situated closely to local schools and amenities.

The accommodation comprises, entrance porch, lounge, kitchen, three bedrooms, bathroom and separate w.c. The property benefits from double glazing, DRIVEWAY with space for two cars, SINGLE GARAGE, gas central heating and a rear garden.

Viewing is by appointment only.

GROUND FLOOR

ENTRANCE PORCH Double glazed door to front aspect, staircase off and radiator.

LOUNGE 24' 3" x 12' 11" (7.41m x 3.94m) Double glazed window and door to rear aspect, laminated flooring and radiator.

KITCHEN 12' 9" x 8' 0" (3.90m x 2.45m) Fitted kitchen with base level cupboards and drawers having round edged worktops over, sink with drainer and mixer, integrated gas cooker with extractor over, space for fridge freezer, space for dishwasher, window to rear aspect and door to garden area.



FIRST FLOOR

LANDING Access to loft space.

BEDROOM 1 14' 11" x 9' 0" (4.55m x 2.75m)
Double glazed window to front aspect, fitted
cupboards, carpeted and radiator.

BEDROOM 2 12' 9" x 9' 9" (3.90m x 2.98m)
Double glazed window to rear aspect, fitted
cupboards, carpeted and radiator.

BEDROOM 3 10' 8" x 7' 1" (3.26m x 2.18m)
Double glazed window to front aspect, carpeted
and radiator.

BATHROOM Panelled bath tub, wash hand basin,
tiled walls and double glazed to rear aspect.


SEPARATE W.C Close coupled w.c., wash hand
basin, tiled walls and double glazed window to
side aspect.

OUTSIDE

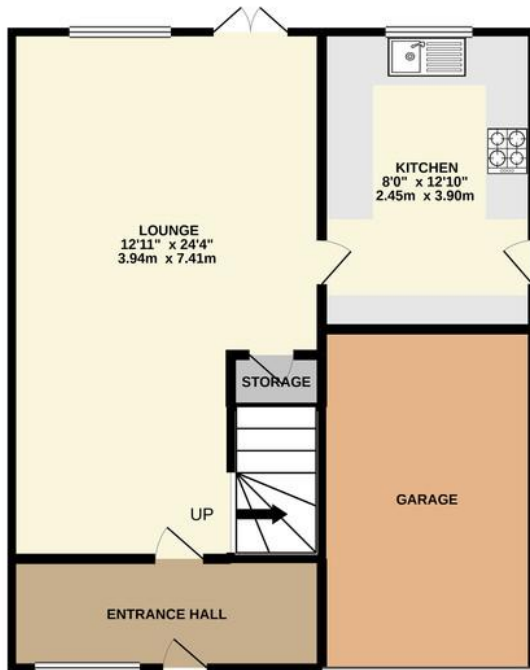
FRONT Driveway to the front with space for one car leading to :

SINGLE GARAGE Single garage with up and over door.

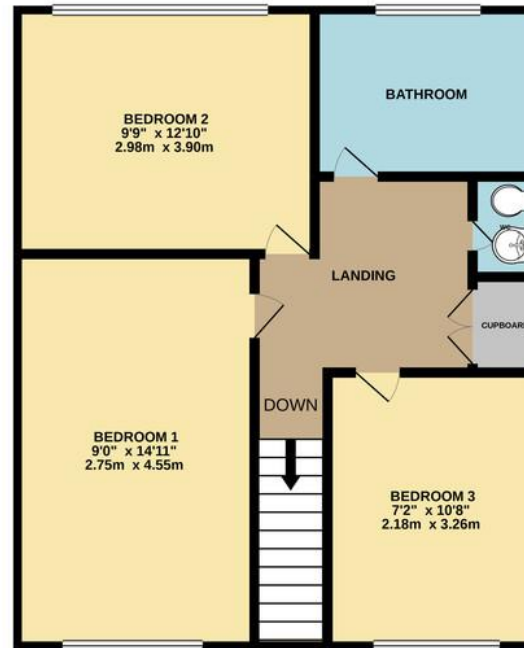
REAR Slabbed patio area, lawned area and secluded by fencing.



GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.8 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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