





SETHS

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Saltcoates Avenue

Rushey Mead, Leicester

Offers Over £365,000

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This well presented semi-detached home is located in the popular Rushey Mead area of Leicester.

The extensive accommodation comprises of an extended lounge, kitchen/diner, utility room, shower room & w.c and a separate study room/bedroom on the ground floor.

The first floor comprises of five bedrooms, shower room and a separate w/c. This property further benefits from a large rear garden, a large sheltered area, an outhouse, separate shed, double glazed windows, gas central heating and 3 car driveway space.

Viewing is by appointment only.

GROUND FLOOR

ENTRANCE PORCH Laminated flooring, shoe cupboard, double glazed window facing front aspect.

ENTRANCE HALL Laminated flooring, radiator, access to stairs, under stair storage with shelving, double glazed window facing side aspect.

LOUNGE 19' 7" x 12' 5" (5.99m x 3.81m) Carpeted floor, TV stand, radiators, double glazed windows facing front aspect and folding doors to rear opening into dining area.

KITCHEN/DINER 17' 8" x 17' 1" (5.41m x 5.21m) Partly tiled walls, base level units, eye level units, American style fridge/freezer, integrated gas cooker, integrated oven/grill, integrated dishwasher, sink with double drainer, patio door to rear, space for dining table, breakfast bar, double glazed window and door facing rear aspect, radiator.

UTILITY ROOM Eye level unit, washing machine, dryer, sink with drainer, storage cupboard, gas boiler and double glazed windows facings front aspect.

SHOWER ROOM Part tiled walls, w/c, wash hand basin, heated towel rail, electric shower, double glazed window facing side aspect, extractor fan.

STUDY ROOM/BEDROOM 10' 8" x 8' 6" (3.27m x 2.61m) Laminated flooring, TV stand, radiators, fitted cupboard, double glazed window and door facing rear aspect.













FIRST FLOOR

LANDING Carpeted flooring, storage cupboards.

BEDROOM ONE 13' 7" x 8' 6" (4.15m x 2.61m) Carpeted flooring, fitted cupboards, radiator, double glazed window facing rear aspect.

BEDROOM TWO 10' 7" x 8' 8" (3.23m x 2.66m) Carpeted flooring, fitted cupboards, shelving, radiator, double glazed window facing front aspect.

BEDROOM THREE 7' 11" x 11' 1" (2.43m x 3.40m) Carpeted flooring, fitted cupboards, radiator, double glazed window facing rear aspect.

BEDROOM FOUR 7' 1" x 5' 8" (2.17m x 1.74m) Carpeted flooring, fitted cupboards, radiator, double glazed window facing front aspect.

BEDROOM FIVE 6' 10" x 4' 7" (2.09m x 1.41m) Carpeted flooring, radiator, double glazed window facing front aspect.

SHOWER ROOM Tiled flooring, partly tiled walls, wash hand basin, heated towel rail, electric shower, extractor fan, double glazed window facing rear aspect.

W/C Tiled flooring, partly tiled walls, w/c, wash hand basin, storage cupboard, double glazed window facing rear aspect.

OUTSIDE

REAR Slabbed area, lawned area, sheltered area, shed, surrounded by fencing.

FRONT Slabbed area, carport, driveway for up to three cars.

FREEHOLD

COUNCIL TAX BAND C



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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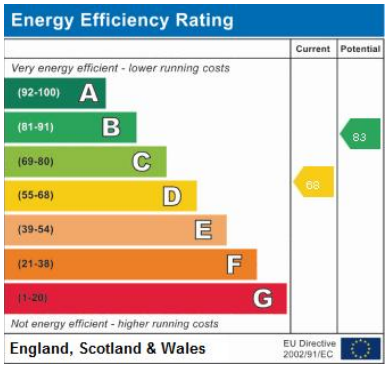

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