

FREEHOLD



House - Semi-Detached

# SALTCOATES AVENUE, RUSHEY MEAD, LEICESTER, LE4 7NN

PRICE :

# £365,000

## FEATURES

- Two Storey Side Extension
- Three Bedrooms
- Semi Detached Corner Plot
- Off Road Parking for Three Vehicles
- Garage
- Double Glazed
- Gas Central Heating
- Three Bathrooms
- Utility Room
- Lounge



 **SETHS**

# 4 Bedroom House - Semi-Detached located in Leicester

## PORCH

### ENTRANCE HALL

Laminate flooring, radiator, under stair storage, stairs leading to the first floor, access to kitchen and lounge, window facing the side aspect

### LOUNGE

12'9" x 11'8"

Laminate flooring, radiator, double glazed bay window facing the front aspect, access to the dining room

### DINING ROOM

9'11" x 9'1"

Laminate flooring, radiator, sliding door leading to the garden, access to the kitchen

### KITCHEN

9'7" x 8'5"

Base and eye level units, tiles flooring and walls, integrated four ring gas burner, extractor over, double glazed window facing the rear aspect, stainless steel sink, plumbing for dishwasher, pantry located under stairs to include gas, electric metres and consumer unit. integrated microwave and oven, leading to the lobby.

### LOBBY

Providing access to a utility room, door leading the garden, bathroom and garage.

### UTILITY ROOM

Tiled flooring, radiator, base and eye level unit, double glazed window facing the rear aspect, stainless sink.

### BATHROOM

Tiled walls, partially tiled walls, standing radiator, wash hand basin, standing shower with mixer function.

## GARAGE

Metal up and over door to a gain access from the front, window facing the side aspect

## FIRST FLOOR

### LANDING

Carpeted flooring, access to all rooms on the first floor, providing access to the loft, storage cupboard to include gas powered combination boiler.

### BEDROOM 1

13'5" x 11'8"

Carpeted flooring, double glazed window facing the front aspect, radiator.

### BEDROOM 2

12'2" x 11'4"

Carpeted flooring, double glazed bay window facing the front aspect, radiator, in built cupboards.

### BEDROOM 3

12'10" x 9'11"

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

### BEDROOM 4

7'7" x 6'11"

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

### WETROOM

Tiled walls, wash hand basin, electric shower, double glazed window facing the rear aspect, standing radiator.

## BATHROOM

Tiled walls, toilet, wash hand basin, electric shower, double glazed window facing the rear aspect.

## OUTSIDE

To the front of the property the driveway accommodated a drive large enough for three vehicles, access to the garage via an up and over door, driveway is secluded by a combination on brick built and wooden fencing along the perimeter. To the rear the property accommodated mixture of paved slabs and gravel area for easy maintenance, garden is secluded by a wooden fencing along the perimeter.

FREEHOLD

COUNCIL TAX BAND - C

FREEHOLD





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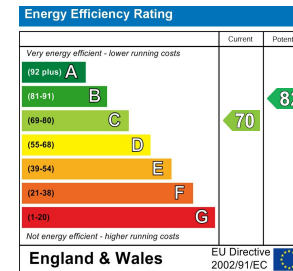
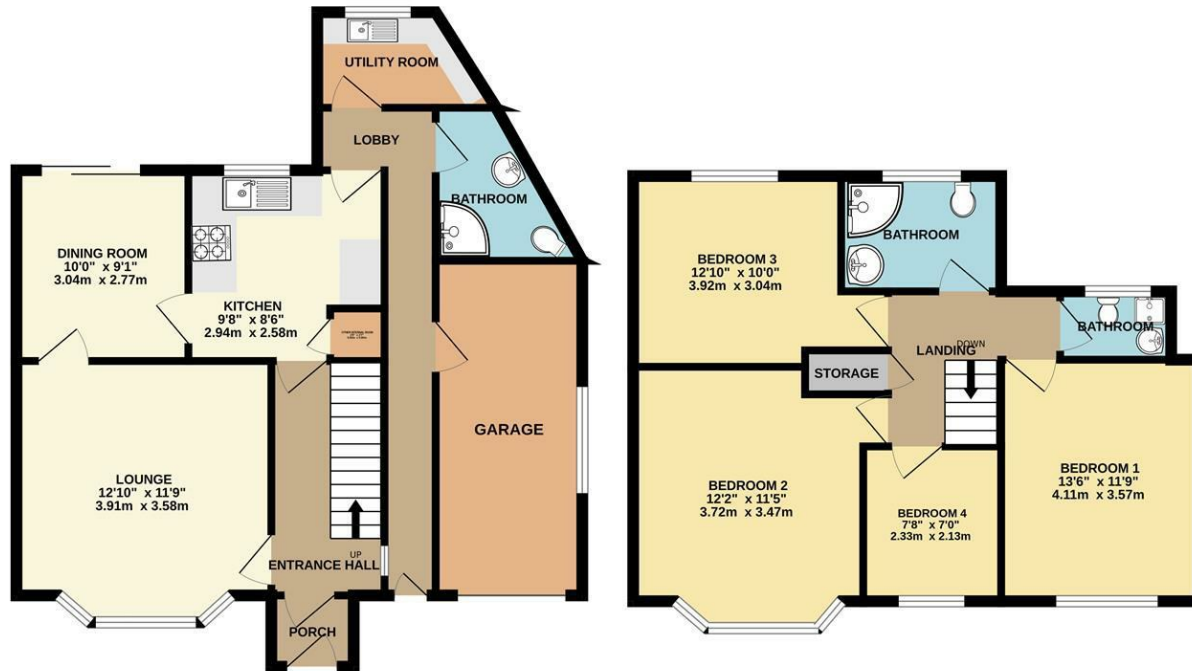
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Council Tax Band

C

GROUND FLOOR

1ST FLOOR



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