



FOR SALE

£400,000

4 Bed Semi-Detached House in Glencoe Avenue, Rushey Mead LE4 7ND



PROPERTY FEATURES

- Extended Four Bedroom Semi-Detached Home
- Sought After Rushey Mead Location In Leicester
- Versatile Accommodation Over Two Floors
- Multiple Ground Floor Facilities
- Spacious Extended Kitchen
- Generous Reception Living Space
- Landscaped Rear Garden
- Ample Off-Road Parking To Front
- Ideal Family Home With Flexible Living Space
- Call Phillips George To View

FULL DESCRIPTION

An extended four bedroom semi detached home situated within the ever popular Rushey Mead area of Leicester. Offering spacious and highly versatile accommodation over two floors, the property benefits from multiple ground floor facilities, an extended kitchen and generous reception space ideal for modern family living. To the first floor are four well proportioned bedrooms, while externally the property enjoys landscaped gardens and ample off-road parking. An ideal family home in a sought-after location.

ENTRANCE HALL

Main entrance hall with double glazed window to the front, stairs rising to the first floor.

LIVING ROOM

12' 5" x 11' 4" (3.78m x 3.45m) A well-proportioned reception room featuring laminate wooden flooring, double glazed window to the front and radiator.

DINING ROOM

15' 4" x 7' 7" (4.67m x 2.31m) With laminate flooring, a range of built-in storage cupboards and additional storage under the stairs, radiator.

GROUND FLOOR SHOWER ROOM

Refurbished and comprising a modern shower cubicle and wash hand basin, fully tiled from floor to ceiling.

KITCHEN

14' 4" x 11' 11" (4.37m x 3.63m) A stylish extended kitchen fitted with a range of wall and base units, work surfaces, integral appliances, feature lighting, radiator, double glazed window and door to the rear.





LOUNGE

19' 1" x 10' 8" (5.82m x 3.25m) Spacious living area with laminate flooring, double glazed window to the front, radiators and feature LED lighting.

GROUND FLOOR WC

Comprising a low-level flush WC and wash hand basin, fully tiled from floor to ceiling, radiator.

OFFICE / HOBBY ROOM

9' 0" x 6' 11" (2.74m x 2.11m) Versatile space with laminate flooring, radiator and double glazed window to the rear.

ADDITIONAL GROUND FLOOR WC

Comprising a low-level flush WC, fully tiled from floor to ceiling.

LANDING

Carpeted flooring.

MASTER BEDROOM

16' 6" x 10' 8" (5.03m x 3.25m) Generous double bedroom with dual aspect double glazed windows to the front and rear, laminate flooring, a range of fitted wardrobes and radiators.

BEDROOM TWO

12' 5" x 11' 4" (3.78m x 3.45m) Double bedroom with laminate flooring, double glazed window to the front, radiator and fitted wardrobes.

BEDROOM THREE

10' 8" x 8' 4" (3.25m x 2.54m) With laminate flooring, double glazed window to the rear and radiator, fitted wardrobe.

BEDROOM FOUR

7' 0" x 6' 11" (2.13m x 2.11m) With laminate flooring, double glazed window to the rear and radiator.

OUTSIDE

Situated on a larger than average plot with low-maintenance gardens and fenced boundaries. The front of the property is landscaped to provide ample off-road parking.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
811 sq.ft. (75.3 sq.m.) approx.



1ST FLOOR
513 sq.ft. (47.6 sq.m.) approx.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

