

Glencoe Avenue

Rushey Mead, Leicester, LE4 7ND

Asking Price: £340,000



Oliver Rayns
ESTATE AGENTS



- Extended Semi Detached Property
- Bay Fronted Reception Room
- Extended Living Room
- Open Plan Fitted Kitchen & Diner
- Garden Room & Utility
- Three Bedrooms
- One Bathroom & One Shower Room
- Rear Hard Landscaped Garden
- Front Block Paved Driveway

With instant kerb appeal, this attractive semi-detached house has been thoughtfully extended by the current owners and now offers expansive living space with an impressive kitchen/breakfast room and three well-appointed bedrooms. Well-presented by the current owners, this superb property offers an exciting opportunity to upsize to a family home within a popular village, just a short distance from Thurmaston. With the benefit of an easy-to-maintain garden and ample off-road parking, a viewing is highly recommended.



Entry is through the triple-aspect porch and into the hall featuring a stylish wood floor that continues throughout the downstairs. Immediately to the right is a sliding door into the elegant living room, with light that floods into the room through the bay window overlooking the front. On the left of the hall is the fabulous living room where you will find a storage cupboard under the stairs and at one end, the room opens into a charming snug, which has French doors out onto the paved garden. Just off the snug is a fully tiled wet room with a two-piece suite and radiator.

At the end of the hall is the impressive kitchen/breakfast room with an archway into the breakfast area. Beneath the window overlooking the garden is a stainless steel sink with space for a washing machine adjacent. Eye-level wall and base units provide ample storage space with composite work surfaces and part-tiled walls above while integrated appliances include an oven, hob and extractor hood. Off the breakfast area is the L-shaped dining room with views over and a door into the garden.

A first-floor galleried landing opens to three well-appointed bedrooms with the principal bedroom featuring a lovely bay window and the second bedroom benefiting from a range of fitted wardrobes. The third bedroom looks out over the front and at the other end of the landing is the family bathroom, which is also fully tiled and has a white three-piece suite.

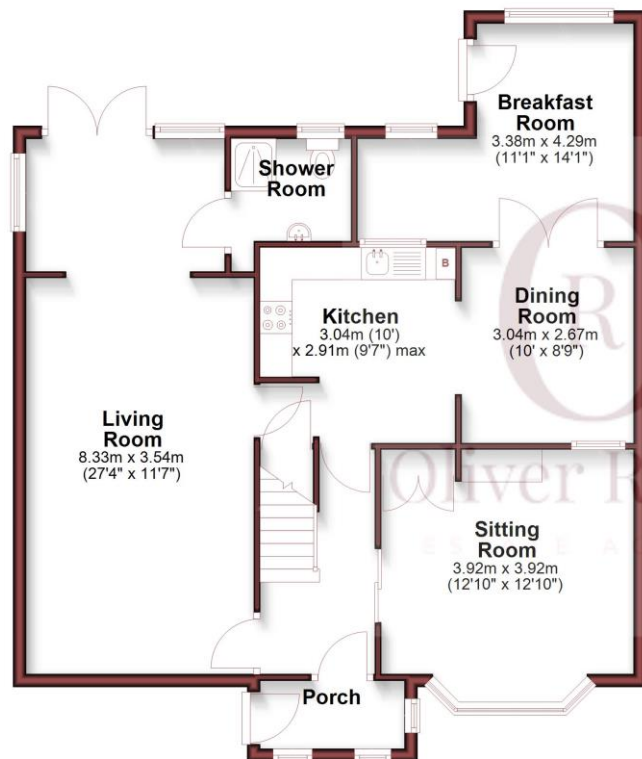
Outside, a side access leads to the substantial rear garden, which is easy to maintain being paved with wood fence panels on all sides. Presenting the new owners with a blank canvas to create a wonderfully sunny haven by using an array of filled tubs with flowers, shrubs and low-growing fruit trees, there is also a large storage shed on the right-hand side.

This wonderfully spacious and attractive property sits in the heart of the thriving Rushey Mead suburb of Thurmaston village, with plentiful amenities, local shops with handmade crafts, excellent private and state schools and a farm shop just a short distance away.



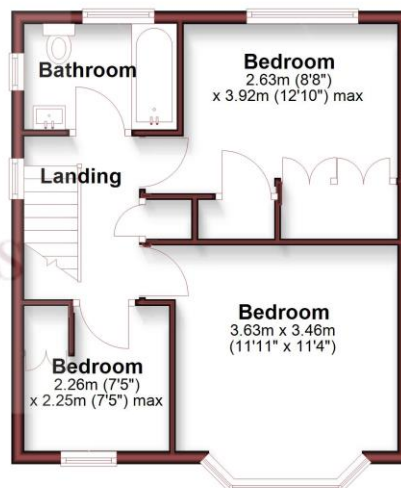
Ground Floor

Approx. 85.7 sq. metres (922.1 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.6 sq. feet)




Total area: approx. 125.6 sq. metres (1351.7 sq. feet)

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 errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings.

Plan produced using PlanUp.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	76	
(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 	

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