





Property Description

Well-Presented Family Home in a Popular Residential Location.

Tucked away in a quiet cul-de-sac in the heart of Rushey Mead, this delightful two-bedroom semi-detached bungalow offers comfortable living with a welcoming feel throughout.

Benefiting from a bright and airy rooms, and a low-maintenance garden, it's a fantastic choice for first-time buyers or those looking to downsize without compromise.

Well-established residential area with a strong community feel. Excellent local schools including Rushey Mead Academy and Herrick Primary School. Walking distance to local shops, supermarkets, and amenities. Easy access to Thurmaston Shopping Centre, Watermead Country Park, and Leicester city centre. Well connected to the A46, A6, and M1 for commuting.

Lounge Area

10' 2" x 15' 9" (3.10m x 4.80m)

Kitchen Area

7' 1" x 5' (2.16m x 1.52m)

Bedroom 1

8' 7" x 13' 1" (2.62m x 3.99m)

Bedroom 2

7' 9" x 9' 3" (2.36m x 2.82m)

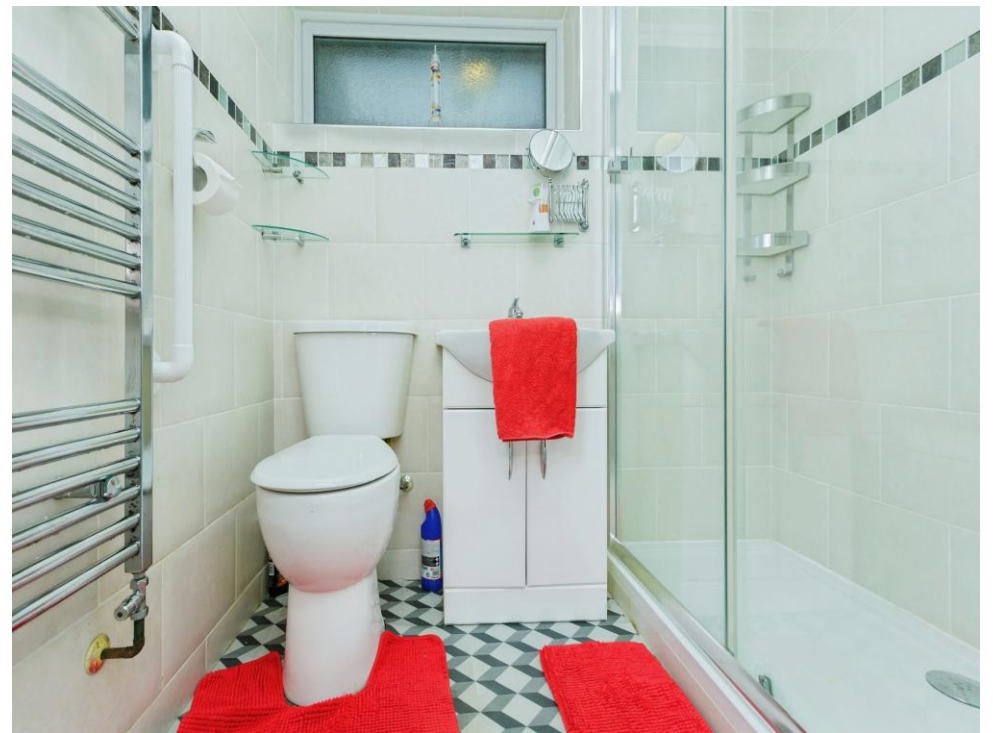
Bathroom

6' 2" x 4' 8" (1.88m x 1.42m)

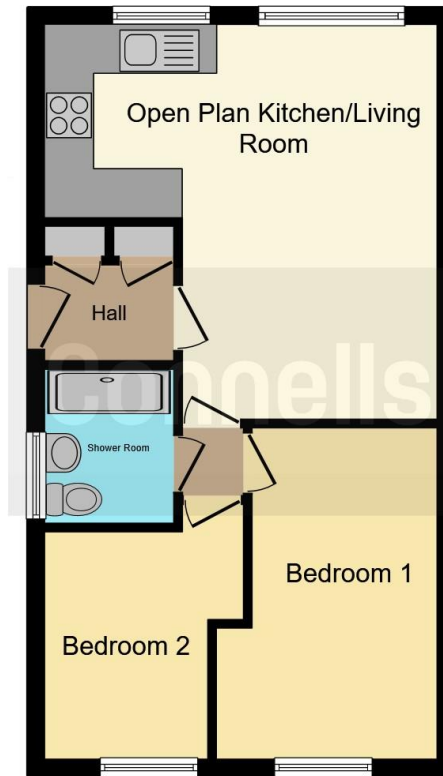
Buyers A.M.L. Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LTR326518



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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