



5 Lema Close

Leicester LE4 7WB

**Offers in the Region Of
£250,000**

- **Extended Family Home**
- **Extended Kitchen**
- **Two Bathrooms**
- **Parking**
- **Open Plan Lounge Diner**
- **Four Bedrooms**
- **Rear Garden**
- **EPC Rating C**

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Valuations are always a pleasure.
Call 0116 260 7788 to arrange yours now.**



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Brief Description

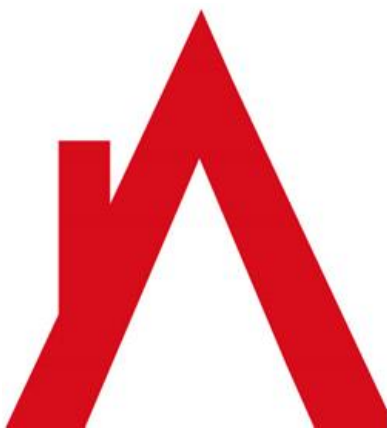
This deceptively spacious end town house set in the sought after area of Rushey Mead is perfect for buyers in need of more space. The accommodation briefly consist of, entrance hall, downstairs shower room, a 20ft open plan lounge diner and a extended 20ft kitchen to the ground floor. The first floor offers a family bathroom and four bedrooms. The property also benefits from upvc double glazing, gas central heating, rear garden and off road parking. Internal viewing is highly recommended.



The Area

Rushey Mead is located around 3 miles north of Leicester City Centre and approximately 8 miles from Loughborough. The location is convenient for local shops, and offers convent transport links to Leicester city centre and Belgraves golden Mile. Local Schools include Sandfield Primary & Soar Valley College.

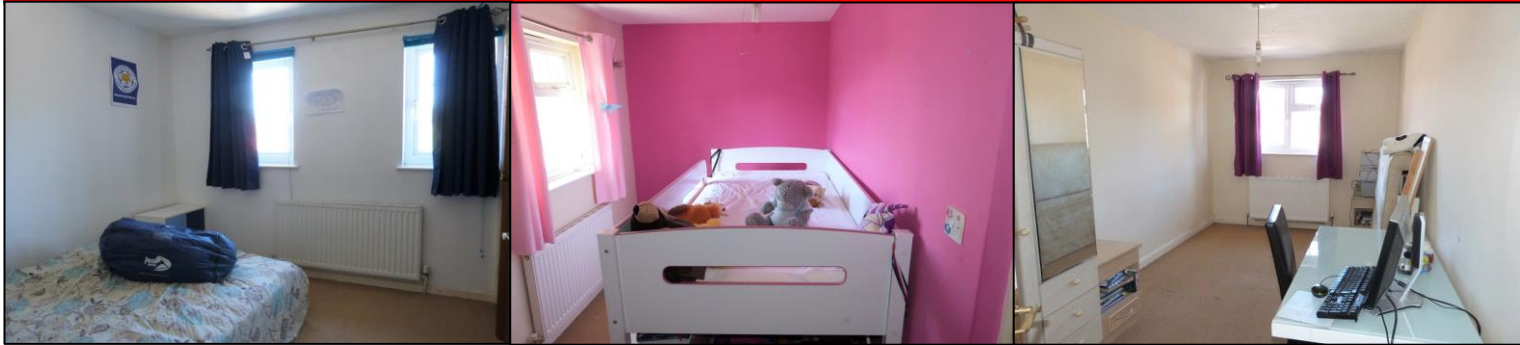
**Need help arranging your finances?
Aston & Co Financial Services offer free, no obligation advice.
Call 0116 260 7788 to arrange your meeting**



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The Accommodation

Draft Details Awaiting Vendor Approval

The Property The property is entered via a upvc double glazed door leading into.

Entrance Hall With stairs to the first floor, under stairs storage, a large built in storage cupboard with plumbing for a washing machine, and provides access to the following.

Shower Room 6' 4" x 5' 9" (1.93m x 1.75m) Fitted with a three piece suite comprising low level wc, pedestal basin and a shower enclosure. The shower room also benefits from being fully tiled, a heated towel rail and recessed spotlighting.

Breakfast Kitchen 20' 0" x 7' 9" (6.09m x 2.36m) Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splash backs. The kitchen also benefits from a fitted double oven, hob and extractor, integrated dishwasher, sink & drainer unit, breakfast bar, tiled flooring and recessed spotlighting.

Lounge Diner 13' 0" x 20' 2" (3.96m x 6.14m) With upvc double glazed window to the rear aspect and french doors leading out on to the rear garden.

The First Floor Landing With loft hatch and provides access to the following.

Bathroom 5' 7" x 6' 2" (1.70m x 1.88m) Fitted with a three piece suite comprising low level wc, bath and pedestal basin.

Bedroom Two 9' 1" x 11' 10" (2.77m x 3.60m) (maximum measurements) With two upvc double glazed windows to the front aspect, built in wardrobe and storage cupboard.

Bedroom Four 8' 11" x 11' 11" (2.72m x 3.63m) (maximum measurements) With upvc double glazed window to the rear aspect.

Bedroom Three 9' 0" x 7' 5" (2.74m x 2.26m) With upvc double glazed window to the rear aspect.

Bedroom One 15' 8" x 7' 5" (4.77m x 2.26m) With upvc double glazed window to the front aspect.

Outside To the front of the property is concrete drive proving parking. To the rear is a low maintenance garden with fenced boundaries.

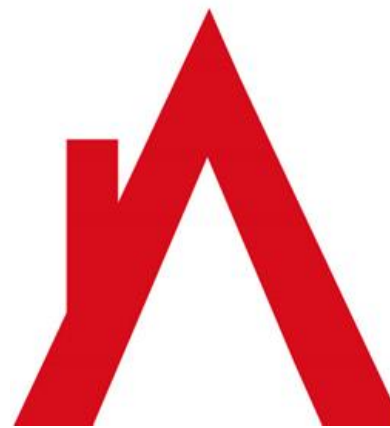


Aston & Co is a trading name of Aston & Co Estate & Letting Agents Limited.

Registered in England No. 6553697

Registered office: 7 Kevern Close, Wigston, Leicester LE18 2GR

VAT Registration No. 995 9177 42



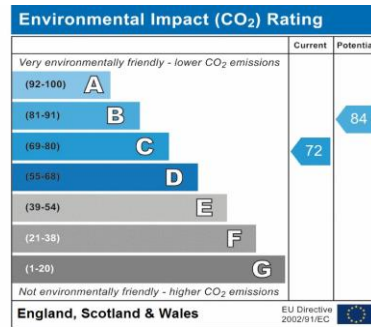
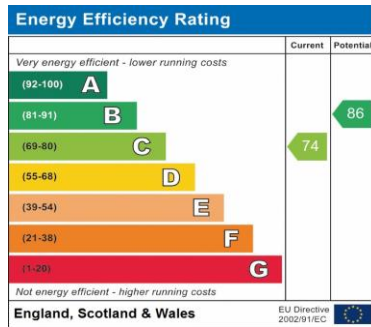
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Useful Information

Energy Performance Certificate: A copy of the complete report, including recommendations, can be provided upon request. Interested parties should contact the agent.

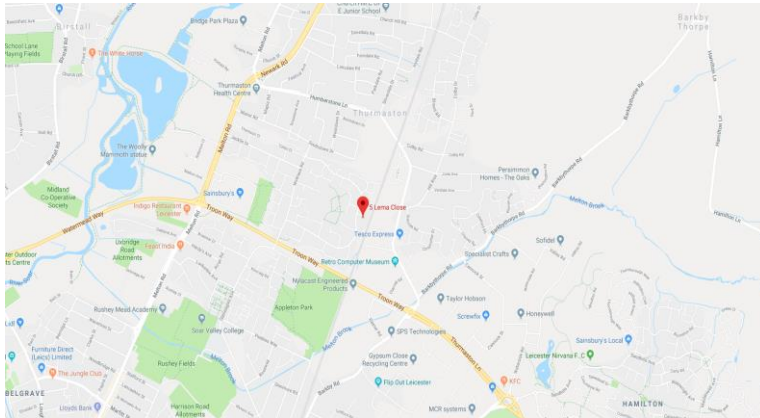


Tenure: Freehold

Council Tax Band: C

Local Authority: Leicester City Council

Viewing arrangements: Strictly by appointment with Aston & Co – Please call 0116 260 7788



MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents, buyers are advised to obtain verification from their Solicitor.

You are advised to check the availability of this property before travelling any distance to view. Whilst we have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.



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