FREEHOLD

House - Semi-Detached (EPC Rating: C)

Lockerbie Avenue, Rushey Mead, Leicester, LE4 7NJ

PRICE:

£360,000

SETHS

4 2 2 C

4 Bedroom House - Semi-Detached located in Leicester

***** FOUR BEDROOMS - SEMI DETACHED - EXTENDED - DRIVEWAY - RUSHEY MEAD *****

Seths are delighted to present this spacious four-bedroom semi-detached home on Trevino Drive, offering generous living space and modern features. The property boasts an extended kitchen and dining area with integrated appliances, underfloor heating, and solar panels. A bright lounge leads into a sitting room with garden access. The ground floor also benefits from a utility area and a modern shower room.

Upstairs are four well-sized bedrooms, a study with built-in units, and a family bathroom with a separate WC. The low-maintenance rear garden is fully paved, and the property includes a garage, side port, and ample driveway parking. This is a fantastic opportunity for families located in a sought-after area with excellent transport links.

Contact Seths to arrange a viewing.

ENTRANCE PORCH
Laminate flooring, with double-glazed windows facing the front and side aspect. Accessed via a uPVC door, providing entry into the accommodation.

ENTRANCE HALL
11'4" x 5'6"
Laminate flooring, radiator, and stairs leading to the first floor. Storage area located under the stairs. Allows access to the lounge and the extended kitchen and diner.

LOUNGE
12'4" x 11'3"
Carpeted flooring, radiator, double glazed window facing the front aspect. A door provides access to the sitting room.

DINING ROOM
17'7" x 8'7"
Carpeted flooring, radiator. Accessible from the lounge and the kitchen/diner. A door allows access into the garden, with a double-glazed window facing the rear aspect.

EXTENDED KITCHEN
20'3" x 9'3"
Vinyl flooring, storage cupboard located under the stairs. Fitted with base and eye-level units, an integrated oven and grill, an integrated four-ring gas burner, and a stainless steel sink. Tiled walls, panelled ceilings, and spotlighting throughout. Plumbing and space available for a washing machine or dishwasher. Gas-powered combination boiler. A double-glazed window faces the right aspect. Allows access into the lobby/utility. Features underfloor heating

LOBBY/UTILITY
8'3" x 5'8"
Tiled flooring with underfloor heating extending to this area. Plumbing and space available for a washing machine and dryer. Side access leads into the garden. A double-glazed window faces the side aspect.

DOWNSTAIRS SHOWER ROOM
8'2" x 5'3"
Tiled flooring, radiator, tiled walls, panelled ceilings, and spotlighting. Features a wash hand basin with a vanity unit, a standing shower cubicle with an electric function, a toilet, and a storage unit. A double-glazed window faces the right aspect.

SIDE PORT
Finished with concrete flooring, enclosed by a wooden fence border. Allows access to the garage and a covered shelter. Provides further access to a concrete-built shed equipped with electrics. A wooden gate allows entry into the garden.

GARAGE
19'6" x 7'9"

FIRST FLOOR
Carpeted flooring, allowing access to all rooms on the first floor. Hatch to access loft storage cupboard.

BEDROOM ONE
12'6" x 10'2"

BEDROOM TWO
12'6" x 9'6"

STUDY
8'11" x 7'9"
Carpeted flooring, radiator, double glazed window facing the rear aspect. Features an inbuilt desk unit and eye-level storage units.

BEDROOM THREE
10'0" x 7'9"
Carpeted flooring, radiator, inbuilt storage cupboards. Double-glazed window facing the front aspect.

BEDROOM FOUR
8'11" x 7'9"
Carpeted flooring, radiator, double-glazed window facing the rear aspect. Features an inbuilt desk unit and eye-level storage units.

W/C
Vinyl flooring, tiled walls, panelled ceilings. Features a toilet and a double-glazed window facing the right aspect.

BATHROOM
Tiled flooring, tiled walls, panelled ceilings, spotlighting. Features a wash hand basin, a polyvinyl bathtub with a shower attachment, and a double-glazed window facing the right aspect.

OUTSIDE
To the rear of the property, there is a fully paved garden. Steps lead up to the rest of the paved area, enclosed by wooden fencing along the perimeter

FREEHOLD

COUNCIL TAX BAND - C

ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: C
Council Tax Band: C (Leicester)
Council Tax Rate: £2,140.20
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Broadband

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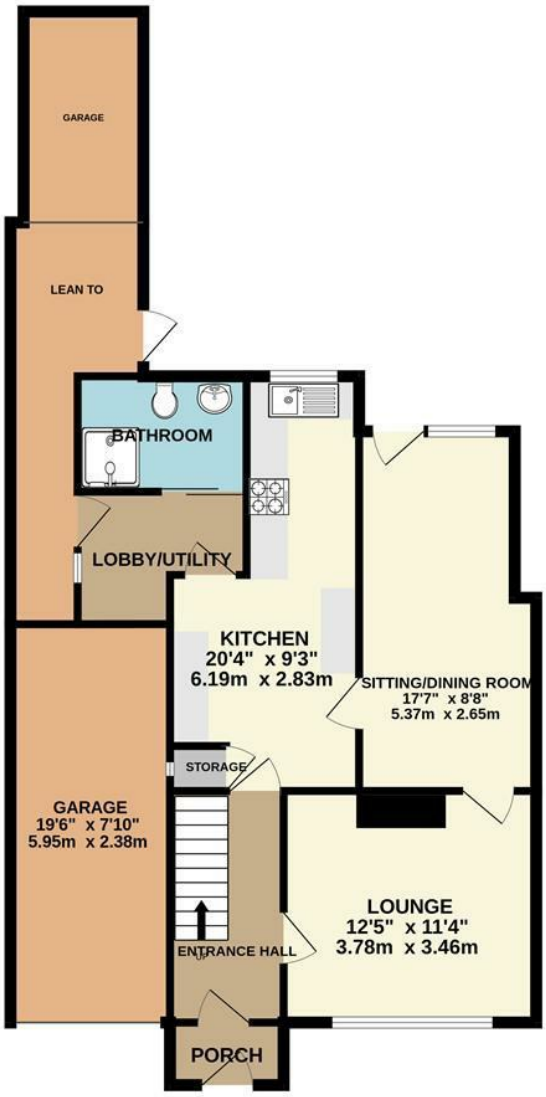
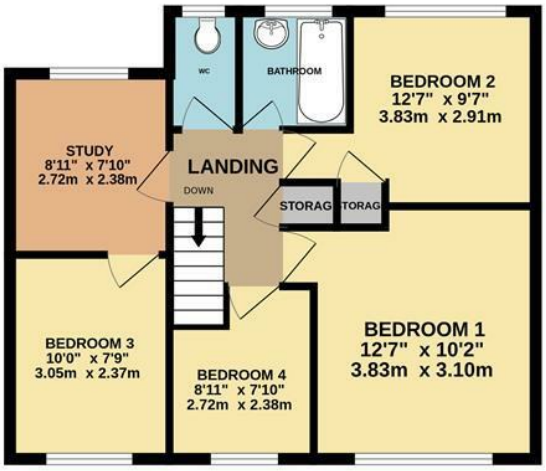
GROUND FLOOR



1ST FLOOR



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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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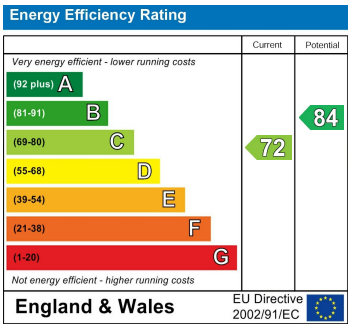
Council Tax Band

C

Energy Performance Graph



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

SETHS