House - Semi-Detached

# TREVINO DRIVE, RUSHEY MEAD, LEICESTER, LE4 7TR

Offers Over :

## £300,000

FEATURES

- Extended Semi Detached Home
- Four Bedrooms
- Two Wetrooms
- Double Glazing
- Gas Central Heating
- Garage
- Potential to Extend Subject to Planning Permission
- No Chain
- Rushey Mead
- Parking for Two Vehicles

4 2 2

SETHS

# 4 Bedroom House - Semi-Detached located in Leicester

PORCH
Access via sliding uPVC door, tiled flooring, and double-glazed windows surrounding, granting access into the property via uPVC door.

ENTRANCE HALL
Wooden flooring, open access to the lounge and access to bedroom 1 and stairs leading to the first floor, panelled ceiling, spotlighting,

LOUNGE
13'2" x 12'4"
Wooden flooring, radiator, double-glazed window facing the front aspect, panelled ceiling, spotlighting, open access to reception hall.

RECEPTION HALL
10'9" x 7'11"
Tiled flooring, providing access into the kitchen and sliding uPVC door leading to the extended kitchen and diner

KITCHEN
10'9" x 7'5"
Tiled flooring, tiled walls, radiator, double glazed window facing the rear aspect, granting access into the extended kitchen diner, base and eye level units, stainless steel sink, space for four ring gas burner, space and plumbing available for a washing machine or dishwasher.

BEDROOM 1
25'0" x 6'7"
Wooden flooring, radiator, double-glazed window facing the front aspect, access into the lobby.

LOBBY
Provides access to wet room and extended kitchen diner.

WET ROOM
Vinyl flooring, wash hand basin, toilet, double glazed window facing the rear aspect, standing wet shower with electric function, radiator, panelled ceilings.

EXTENDED KITCHEN/DINER
16'10" x 14'4"
Vinyl flooring, double-glazed window, uPVC door leading to the garden and access to the garage. base and eye level units, gas line for a cooker, stainless steel sink,

GARAGE
Accessed via a metal up-and-over door, base and eye level units, and window facing the side aspect. electrics and lightings.

OUTSIDE

FIRST FLOOR

LANDING
Carpeted flooring, granting access to all rooms on the first floor and the loft.

BEDROOM 2
13'1" x 8'9"
Carpeted flooring, radiator, double-glazed window facing the front aspect, inbuilt storage cupboard.

BEDROOM 3
9'4" x 9'0"
Carpeted flooring, radiator, double-glazed window facing the rear aspect.

BEDROOM 4
6'6" x 6'5"
Carpeted flooring, radiator, and storage cupboard is located over the stairs.

## WETROOM

Vinyl flooring, tiled walls, toilet, wet shower with electric function, wash hand basin, double glazed window facing the rear aspect, panelled ceilings,

## FREEHOLD

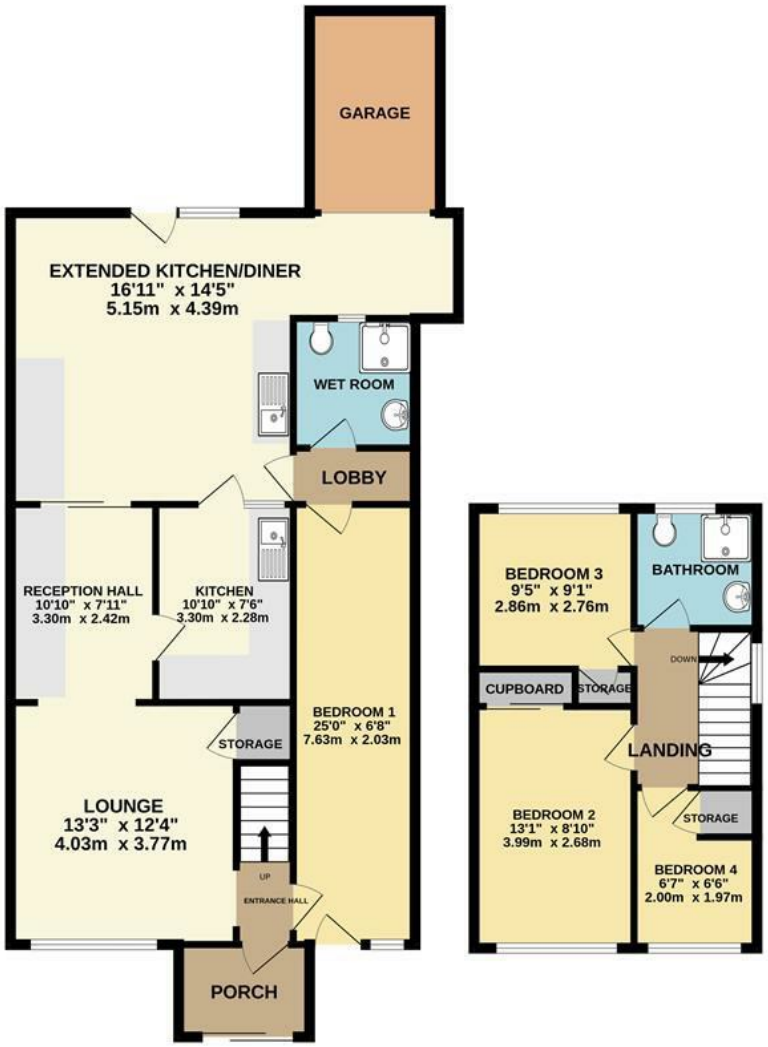
## COUNCIL TAX BAND - C

## ADDITIONAL INFORMATION

Tenure: Freehold
EPC rating: C
Council Tax Band: C
Council Tax Rate: £1,942.68
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Fibre

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.
Made with Metropix ©2024

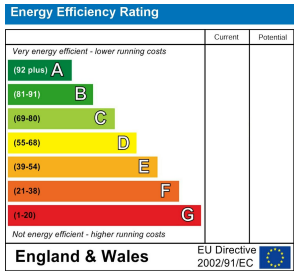
Call us on

0116 266 9977

sales@seths.co.uk
www.seths.co.uk

Council Tax Band

C




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