

FREEHOLD



House - Semi-Detached

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

Offers Over :

## £315,000

### FEATURES

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



 **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





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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 Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

