




SETHS
THINK PROPERTY...THINK SETHS

Trevino Drive
Rushey Mead, Leicester

Offers Over £350,000

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*** EXTENDED DETACHED - POPULAR LOCATION - NO CHAIN *** Well presented FOUR BEDROOM EXTENDED DETACHED HOME situated closely to local schools and amenities.

The accommodation comprises, entrance porch, entrance hall, LOUNGE, DINING AREA, SITTING ROOM, kitchen, cloakroom, FOUR DOUBLE BEDROOMS, and a family bathroom. The property benefits from double glazing, DRIVEWAY with space for two cars, CARPORT with space for two / three cars, SINGLE GARAGE, solar panels, gas central heating and a well presented rear garden.

*** NO CHAIN ***

GROUND FLOOR

ENTRANCE PORCH Double glazed door to front aspect with door to :

ENTRANCE HALL Door to front aspect, carpeted, access to under stairs storage cupboard and radiator.

LOUNGE 14' 4" x 12' 10" (4.38m x 3.92m) Double glazed window to front aspect, carpeted and radiator with double doors to :

DINING ROOM 12' 4" x 10' 11" (3.76m x 3.35m) Carpeted and radiator with open area to :

SITTING ROOM 18' 4" x 11' 3" (5.59m x 3.45m) Double glazed window to rear aspect, double glazed sliding doors to garden area, gas fireplace, carpeted and radiator.

KITCHEN 11' 9" x 8' 10" (3.60m x 2.71m) Fitted kitchen with base level cupboards and drawers having round edged worktops over, 1 & ½ bowl sink with drainer and mixer, gas point for cooker with extractor over, space for fridge freezer, plumbing for washing machine, radiator and double glazed window to side aspect.

CLOAKROOM Double glazed window to side aspect, close coupled w.c., wash hand basin,, tiled flooring and radiator.

FIRST FLOOR

LANDING Carpeted, double glazed window to side aspect, carpeted and access to loft space.

BEDROOM 1 13' 0" x 10' 8" (3.97m x 3.26m)
Double glazed window, fitted wardrobes, carpeted and radiator.

BEDROOM 2 10' 7" x 10' 0" (3.25m x 3.06m)
Double glazed window, fitted wardrobes, carpeted and radiator.

BEDROOM 3 10' 7" x 9' 3" (3.23m x 2.83m)
Double glazed window, fitted cupboard, carpeted and radiator.

BEDROOM 4 9' 3" x 7' 1" (2.82m x 2.17m) Double glazed window, carpeted and radiator.

BATHROOM Panelled bath tub, close coupled w.c., wash hand basin, double glazed window and radiator.

OUTSIDE

FRONT Driveway to the front with space for two cars leading to :

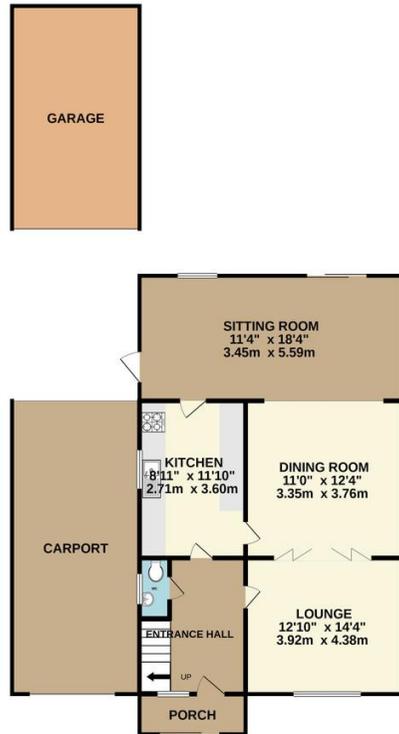
CAR PORT Car port to the side with space for three cars.

SINGLE GARAGE Larger than average single garage with up and over door.

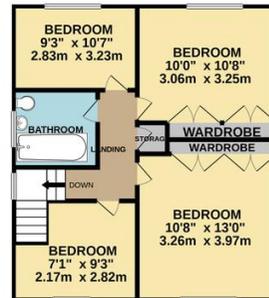
REAR Slabbed patio area, lawned area, solar panels and gated access to front.



GROUND FLOOR
1228 sq.ft. (114.1 sq.m.) approx.



1ST FLOOR
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 1755 sq.ft. (163.0 sq.m.) approx.
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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