

FREEHOLD



House - Detached (EPC Rating:)

Trevino Drive, Rushey Mead, Leicester, LE4 7TR

Offers Over

£400,000



4 Bedroom House - Detached located in Leicester

***** NO ONWARD CHAIN - DETACHED PROPERTY - FOUR BEDROOMS - RUSHEY MEAD *****

Seths Estate Agents are pleased to bring to market this four-bedroom detached property located on Trevino Drive in the popular residential area of Rushey Mead, Leicester. Offered to the market with no onward chain, the property benefits from ample off-road parking, a large detached garage, and a generous rear garden with potential to extend, subject to the necessary planning permissions — making this an outstanding family home.

To the front, a metal gate provides access to ample off-road parking. To the rear, a generous garden features a slabbed patio area and a lawned garden, with access to the large detached brick-built garage with electrically operated up-and-over door, electrics, and lighting, and a wooden gate providing access to the front.

Internally, the ground floor comprises an entrance porch, a welcoming entrance hall, a downstairs WC, a lounge with open access into the dining room, a well-appointed kitchen, and a dining room with sliding doors opening directly onto the rear garden — all benefitting from integrated blinds throughout. To the first floor are four bedrooms, two with built-in storage, a family bathroom, and a landing with loft access.

Contact Seths Estate Agents.

GROUND FLOOR

PORCH

Tiled flooring, double-glazed surrounding windows. Accessed via a uPVC door. Second uPVC door providing access into the entrance hall.

ENTRANCE HALL

15'2" x 7'3"

Carpeted flooring, radiator, storage cupboard beneath the stairs. Stairs leading to the first floor. Provides access to the lounge, kitchen and downstairs WC.

DOWNSTAIRS WC

4'5" x 4'3"

Tiled flooring, tiled walls, radiator, wash hand basin, WC, double-glazed window to the side aspect.

LOUNGE

14'10" x 12'9"

Carpeted flooring, radiator, double-glazed window with integrated blinds to the front aspect. Open access through to the dining room.

DINING ROOM

12'3" x 11'1"

Carpeted flooring, radiator. Sliding uPVC double-glazed

doors with integrated blinds providing access to the rear garden.

KITCHEN

11'10" x 8'11"

Tiled flooring, tiled walls, base and eye-level units, four-ring gas hob with oven and integrated extractor over, gas combination boiler, stainless steel sink, space for fridge, space and plumbing for washing machine, double-glazed window with integrated blinds to the rear aspect, double-glazed window with integrated blinds to the side aspect. uPVC door with integrated blinds providing access to the rear garden. Door providing access back to the entrance hall.

FIRST FLOOR

LANDING

9'4" x 6'2"

Carpeted flooring, loft hatch, double-glazed window to the side aspect. Provides access to all first-floor rooms.

BEDROOM ONE

13'5" x 10'8"

Carpeted flooring, radiator, built-in storage cupboard, double-glazed window with integrated blinds to the front aspect.



BEDROOM TWO

10'7" x 10'4"

Carpeted flooring, radiator, built-in storage cupboard, double-glazed window with integrated blinds to the rear aspect.

BEDROOM THREE

9'4" x 7'1"

Carpeted flooring, radiator, double-glazed window with integrated blinds to the rear aspect.

BEDROOM FOUR

10'7" x 9'4"

Carpeted flooring, radiator, storage cupboard over the stairs, double-glazed window with integrated blinds to the front aspect.

BATHROOM

6'0" x 6'0"

Tiled flooring, tiled walls, radiator, standing shower cubicle with electric shower, wash hand basin, WC, double-glazed window to the side aspect.

OUTSIDE

To the rear, the property benefits from an ample sized

garden with potential to extend, subject to planning permission, comprising a slabbed patio area and a grass lawn. Slabbed access leads to the garage with electrically operated up-and-over door. A lean-to is situated to the side of the property with electrics and lighting. A wooden gate provides access to the front of the property. A metal gate provides access to the rear for parking.

GARAGE

28'11" x 11'3"

Brick-built with concrete flooring, electrics and lighting. Electrically operated up-and-over door. uPVC door and double-glazed window to the side aspect.

FREEHOLD

COUNCIL TAX BAND - D

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: TBC

Council Tax Band: D (Leicester)

Council Tax Rate: £2,528.75

Mains Gas: Yes

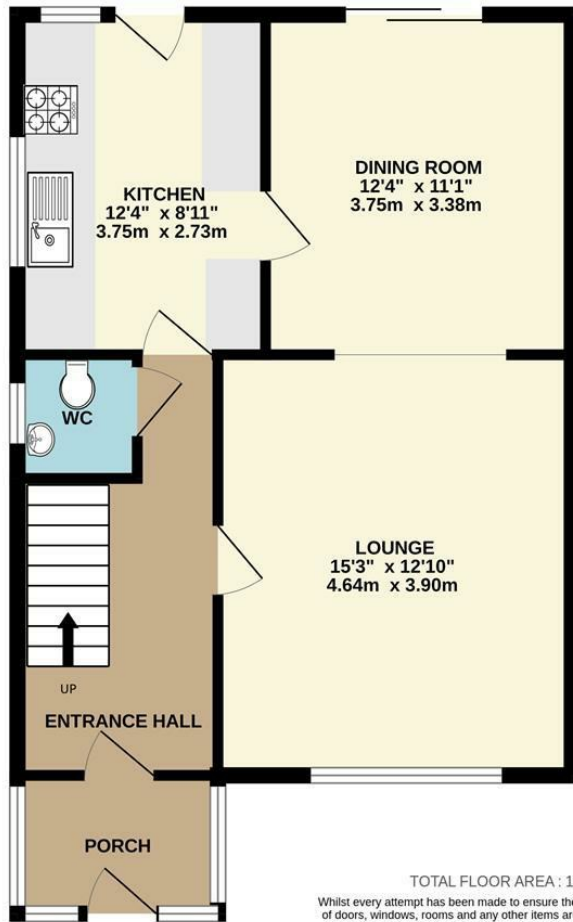


Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Fibre Broadband

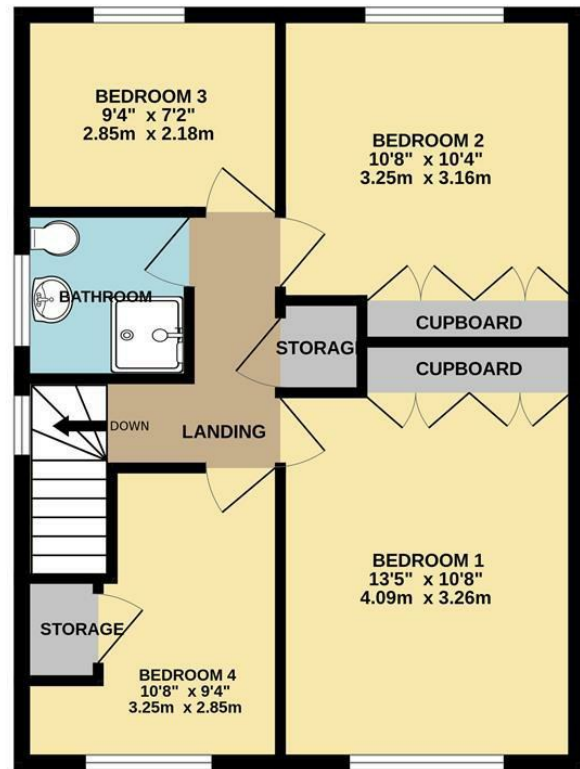




GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.4 sq.m.) approx.



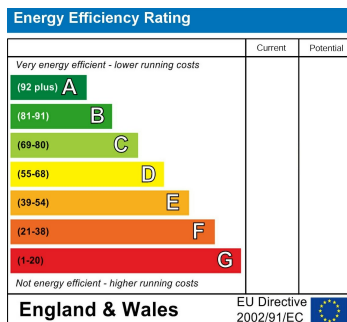
TOTAL FLOOR AREA : 1130 sq.ft. (105.0 sq.m.) approx.

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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Council Tax Band

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Energy Performance Graph



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