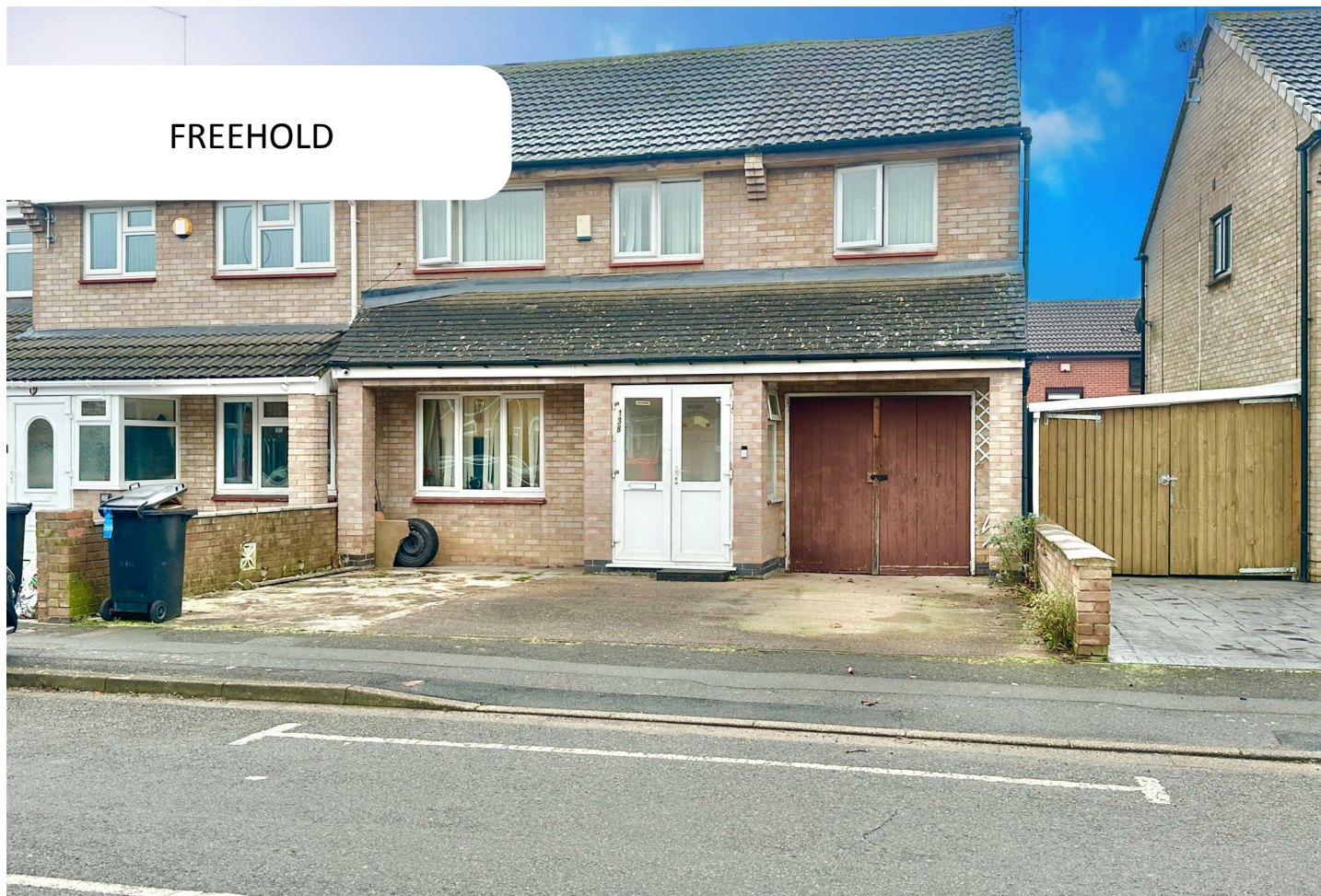


FREEHOLD



House - Semi-Detached (EPC Rating: C)

Trevino Drive, Rushey Mead, Leicester, LE4 7TL

PRICE:

£415,000



4 Bedroom House - Semi-Detached located

***** SPACIOUS 4 BEDROOM SEMI DETACHED PROPERTY - NO ONWARD CHAIN - RUSHEY MEAD *****

Seths are delighted to present this well-maintained and generously sized 4-bedroom semi-detached home, offering ample parking and spacious living areas, making it an ideal family home.

The property opens into a bright entrance porch leading to a welcoming hallway. The large lounge features a fireplace and connects seamlessly to the open-plan kitchen diner, which boasts ample storage, a gas hob with an extractor, and UPVC doors leading to the rear garden. A utility room and a downstairs shower room add to the home's practicality.

Upstairs are four well-proportioned bedrooms, including a master bedroom with built-in storage. The family bathroom is fully tiled and includes a bathtub, wash basin, and toilet.

Outside, the property benefits from ample parking at the front and a generous rear garden, providing plenty of outdoor space.

Contact Seths today to arrange a viewing!

ENTRANCE PORCH

Accessed via a uPVC door with double-glazed windows facing the side and front aspect. Provides access into the entrance hall through another uPVC door.

ENTRANCE HALL

Carpeted flooring, double doors leading into the lounge, radiator, and staircase leading to the first floor.

LOUNGE

24'1" x 11'11"

Carpeted flooring, double-glazed window facing the front aspect, fireplace, radiator, and access into the kitchen diner.

KITCHEN/DINER

22'0" x 9'8"

Tiled flooring is throughout, and a spacious dining area features double-glazed uPVC doors leading to the garden. The kitchen includes a wash hand basin, radiator, and access to a utility room. There is plumbing and space for a washing machine, as well as space for a large freestanding cooker with an integrated extractor. A stainless steel sink is positioned under a double-glazed window, while a gas-powered combination boiler is fitted for heating efficiency. The kitchen also has space and plumbing for a dishwasher, along with a pantry/storage area, which is accessible via double doors. The walls are partially tiled, and there are base-level and eye-level units providing ample storage.

UTILITY ROOM

10'6" x 7'1"

Laminate flooring with plumbing is available for a washing machine, radiator, and base-level and high-level units.

DOWNSTAIRS SHOWER ROOM

Tiled flooring and fully tiled walls, a wash hand basin, toilet, and a standing shower unit with an electric shower function. A radiator is also installed.

FIRST FLOOR

LANDING

Carpeted flooring provides access to all first-floor rooms, with a hatch to the loft.

BEDROOM ONE

14'5" x 8'8"

Carpeted flooring with a radiator and two double-glazed windows facing the front aspect. Includes built-in storage and an additional storage cupboard over the stairs.

BEDROOM TWO

14'8" x 8'3"

Carpeted flooring with a radiator and a double-glazed window facing the front aspect.

BEDROOM THREE

14'11" x 7'2"

Carpeted flooring with a radiator and a double-glazed window facing the rear aspect.

BEDROOM FOUR

8'9" x 8'9"

Carpeted flooring with a radiator and a double-glazed window facing the rear aspect. Features a storage cupboard.

FAMILY BATHROOM

Tiled flooring and fully tiled walls, featuring a radiator,



toilet, wash hand basin with mixer function, and a polyvinyl bathtub. A double-glazed window faces the right aspect.

OUTSIDE

To the front aspect, the property offers parking for three cars on a concrete driveway, which is partially secluded by a brick-built perimeter. The entrance to the property is via a uPVC door leading into the porch, while a wooden gate provides access to the garage.

To the rear, the property features a slabbed garden, offering low-maintenance outdoor space, enclosed by a wooden fenced perimeter for added privacy.

GARAGE

FREEHOLD

COUNCIL TAX BAND - C

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: C

Council Tax Band: C (Leicester City Council)

Council Tax Rate: £2,037.80

Mains Gas: Yes

Mains Electricity: Yes

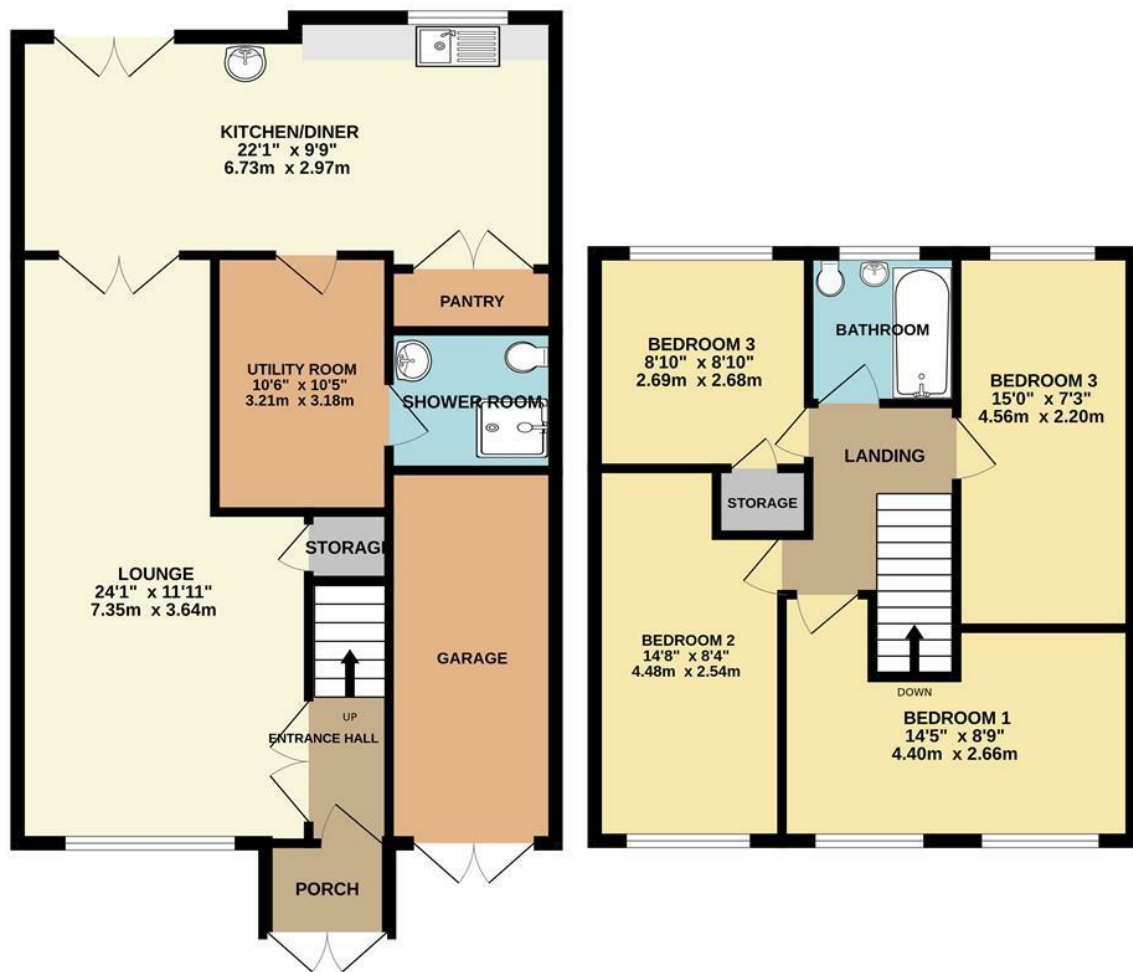
Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Broadband





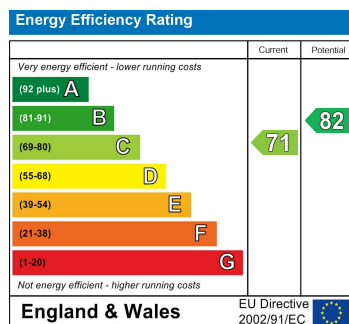


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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www.seths.co.uk

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.