

FREEHOLD



House - Semi-Detached (EPC Rating: C)

**Trevino Drive, Rushey Mead, Leicester, LE4 7TR**

**Offers Over:**

**£415,000**



# 4 Bedroom House - Semi-Detached located in Leicester

**\*\*\* FOUR BEDROOMS - LARGE DRIVEWAY - AMPLE SIZED BEDROOMS - NO CHAIN \*\*\***

Seths are delighted to present this extended 4-bedroom semi-detached property on Trevino Drive, It offers ample off-road parking and a fully insulated outhouse.

Upon entry, the hallway leads to a spacious lounge featuring a fireplace, a seating area, and sliding doors leading into the bright conservatory/dining area. The modern kitchen includes an integrated gas burner, oven, microwave, and space for an American-style fridge. For added convenience, a ground-floor family bathroom is also available.

Upstairs, the first-floor landing leads to four well-sized bedrooms, each with laminate flooring and built-in storage. A fully tiled family bathroom with a bathtub and mixer function completes the first floor.

The property also benefits from a fully insulated outhouse with tiled flooring, electrical heating, and spotlighting—ideal for additional living or storage space.

This is a fantastic opportunity for families seeking a spacious and well-presented home. Contact Seths to arrange a viewing!

## ENTRANCE HALL

Accessed via a uPVC door, the entrance hall features laminate flooring and a radiator, with a double-glazed window facing the front aspect. It provides access to the consumer unit, control panel, all ground-floor rooms, and stairs leading to the first floor.

## LOUNGE

24'6" x 11'6"

Through lounge with laminate flooring, radiator, double-glazed window facing the front aspect, fireplace seating area, storage cupboard under the stairs providing access to the kitchen, second radiator, sliding double-glazed uPVC doors allowing access into the conservatory/dining area.

## CONSERVATORY/DINING

13'6" x 11'6"

Tiled flooring, ceiling fan, double-glazed windows surrounding aspects, PVC double-glazed door allowing access into the garden.

## KITCHEN

11'6" x 11'2"

Laminate flooring, space for an American-style double fridge, partially tiled walls, base and eye-level units, integrated four-ring gas burner with integrated oven over, stainless steel sink, gas-powered combination boiler, double-glazed window facing the side aspect, second double-glazed window facing the right aspect, uPVC door allowing access to the garden, integrated microwave and oven.

## GROUND FLOOR BATHROOM

Tiled flooring, fully tiled walls, wash hand basin with vanity mirror unit, toilet, mixer shower function, double-glazed window facing the side aspect, panelled ceiling.

## FIRST FLOOR

### LANDING

Laminate flooring allows access to all rooms on the first floor, with a hatch to access the loft.

### BEDROOM ONE

14'11" x 9'6"

Laminate flooring, inbuilt storage cupboards, radiator, double-glazed window facing the front aspect.

### BEDROOM TWO

13'1" x 8'9"

Laminate flooring, inbuilt storage cupboard, radiator, double-glazed window facing the front aspect.

### BEDROOM THREE

9'1" x 8'9"

Laminate flooring, radiator, inbuilt storage cupboard over the bed, double glazed window facing the rear aspect.

### BEDROOM FOUR

10'9" x 7'6"

Laminate flooring, radiator, inbuilt storage cupboard, double-glazed window facing the rear aspect, hatch to access loft storage area.





#### BATHROOM

Tiled flooring, fully tiled walls, panelled ceiling, radiator, vanity mirror, toilet, wash hand basin with mixer function, polyvinyl bathtub with mixer function.

#### OUTSIDE

To the front, there is a spacious block-paved driveway, large enough to accommodate multiple vehicles. A wooden gate provides access to the garden, which is secluded by a brick-built border. To the rear, the property features an ample-sized paved garden, offering a private outdoor space enclosed by wooden fencing along the perimeter. Access is also provided to the outhouse.

#### OUTHOUSE

Fully insulated and made into a livable space by the vendors, finished with fully tiled flooring, electrically heated, double-glazed window facing the front aspect, second double-glazed window facing the side aspect, additional storage area, finished with spotlighting throughout.

#### FREEHOLD

#### COUNCIL TAX BAND - C

#### ADDITIONAL INFORMATION

Tenure: Leasehold

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











GROUND FLOOR

1ST FLOOR

2ND FLOOR



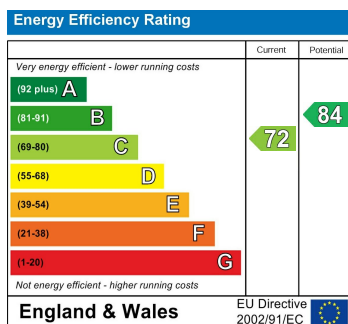
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Call us on

**0116 266 9977**

**sales@seths.co.uk**

**www.seths.co.uk**

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