FREEHOLD







House - Semi-Detached (EPC Rating: B)

Trevino Drive, Thurmaston, Leicester, LE4 7PJ

PRICE:

£329,950

SETHS

3 2 2 B

3 Bedroom House - Semi-Detached located in Leicester

***** NO ONWARD CHAIN - SEMI DETACHED - RUSHEY MEAD - EXTENDED - GARAGE ******

Seths Estate Agents are pleased to bring to market this three-bedroom extended semi-detached home 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 off-road parking and a garage, making it an ideal opportunity for families and first-time buyers alike.

To the front, a driveway provides off-road parking. To the rear, a garden is laid with a concrete and slabbed patio area and a lawned area, enclosed by a wooden perimeter, with side access via a metal gate to the front. The garage has an up-and-over metal door, electrics and lighting.

Internally, the ground floor comprises an entrance hall with double doors into the lounge, a lounge with open access into a second reception room, a kitchen with access to the rear garden, and an extended ground floor wet room. To the first floor are three bedrooms, a family bathroom, and a landing with loft access

Contact Seths to arrange a viewing.

GROUND FLOOR

ENTRANCE HALL
Laminate flooring, radiator. Accessed via a uPVC door. Stairs leading to the first floor. Double doors providing access to the lounge.

LOUNGE
13'7" x 12'4"
Laminate flooring, radiator, storage cupboard beneath the stairs, double-glazed window to the front aspect. Open access through to the reception room.

RECEPTION ROOM
10'4" x 8'2"
Laminate flooring. Provides access to the kitchen and ground floor wet room.

KITCHEN
10'3" x 7'2"
Tiled flooring, partially tiled walls, base and eye-level units, integrated four-ring gas hob with oven and integrated extractor over, stainless steel sink, space and plumbing for washing machine, space for fridge, double-glazed window to the side aspect,

double-glazed window to the rear aspect. uPVC door providing access to the garden.

EXTENDED WET ROOM
10'0" x 7'1"
Tiled flooring, tiled walls, panelled ceiling, spotlighting, standing radiator, standing shower cubicle, wash hand basin, WC, double-glazed window.

FIRST FLOOR

LANDING
8'1" x 6'3"
Carpeted flooring, double-glazed window to the side aspect, loft hatch (loft not boarded). Provides access to all first-floor rooms.

BEDROOM ONE
15'5" x 8'5"
Carpeted flooring, radiator, built-in storage cupboard, double-glazed window to the front aspect.

BEDROOM TWO
9'3" x 9'2"
Carpeted flooring, radiator, built-in storage cupboard, double-glazed window to the rear aspect.



BEDROOM THREE
10'1" x 6'8"
Carpeted flooring, radiator, built-in dresser, storage cupboard over the stairs, double-glazed window to the rear aspect.

BATHROOM
6'2" x 6'0"
Vinyl flooring, radiator, tiled walls, panelled bath with electric shower, wash hand basin, WC, double-glazed window to the rear aspect.

OUTSIDE
To the rear, the property is finished with concrete flooring and a slabbed patio path providing access to the garden, which is laid to grass and secluded by a wooden perimeter. An up-and-over door provides access to the garage. Side access, large enough for a vehicle, leads to the front via a metal gate.

GARAGE
Electrics and lighting. Metal up-and-over door.

FREEHOLD

COUNCIL TAX BAND - C

ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: B
Council Tax Band: C (Leicester)
Council Tax Rate: £2,247.78
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Fibre Broadband

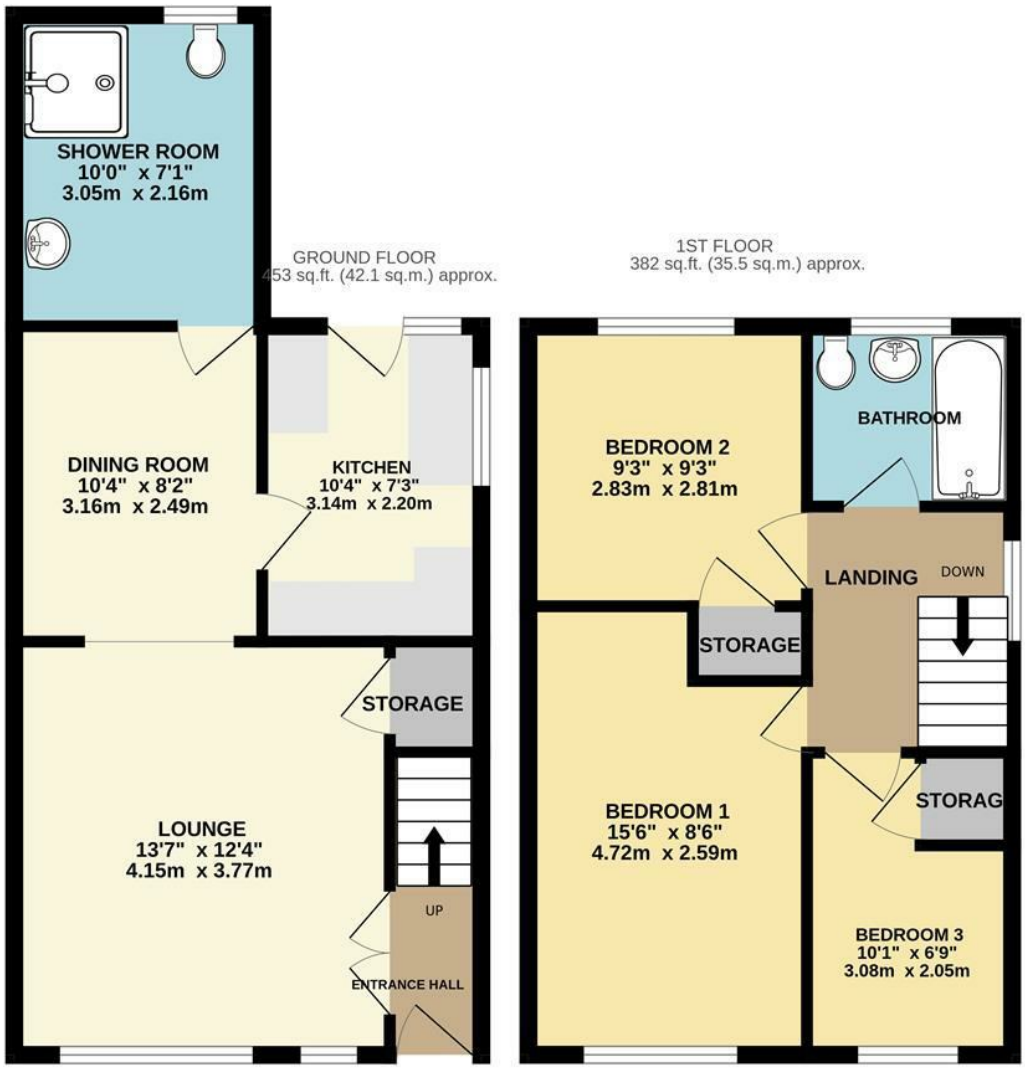












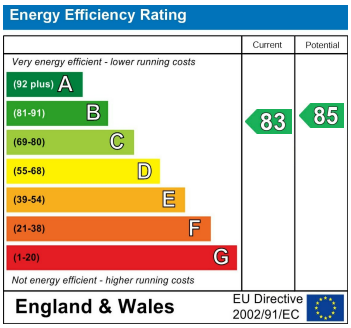
TOTAL FLOOR AREA : 835 sq.ft. (77.6 sq.m.) approx.

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

C

Energy Performance Graph



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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.

SETHS