



 4
Bedrooms

 2
Bathrooms



Kings are delighted to present this three-bedroom semi-detached house located on Trevino Drive, in the prosperous Belgrave area. The property is ideally located within proximity to local amenities including a large Sainsbury's store on Melton Road and within walking distance to local stores. The property is ideally located within walking distance to local schools including Soar Valley and places of worship. The location offers great transport links being located close to major roads including Melton Road and on the edge of Thurmaston Village.

Available by appointment only. Call Kings now 0116 352 7012!!!

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As you enter the property you are initially placed in a spacious entrance hallway providing access to the living room, kitchen and downstairs bathroom. The property benefits from a large living space making it an ideal room for hosting guests or settling down for the evenings with the family providing further access to the second reception room which is an extension of the original build being a conservatory providing rear garden access. The kitchen can be found at the front of the property consisting of hardwood floors, fitted worktops and storage cupboards, integrated appliances and rear garden access. The property also benefits from a downstairs bathroom adding convenience for the owners boasting a three-piece layout including a shower, sink and toilet.

As you proceed up the stairway onto the first floor you are met with a small landing area connecting all four bedrooms and the family bathroom. Bedrooms one, two and three are all double bedrooms with bedroom four being a large single bedroom, all rooms consist of hardwood flooring, double-glazed windows and wall mounted radiators. The family bathroom boasts a three-piece layout consisting of tiling throughout, a bath/shower, sink and toilet.

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Property Info

Ground Floor

Living Room: 3.52m x 7.47m (11'7" x 24'6") - spacious living area consisting of hardwood flooring, a front facing double-glazed window, wall mounted radiator and access to the conservatory at the rear.

Kitchen: 3.41m x 3.52m (11'2" x 11'7") - located at the front of the property consisting of hardwood flooring, a front facing double-glazed window, wall mounted radiator, sink, integrated appliances and rear garden access.

Bathroom: 1.40m x 1.84m (4'7" x 6') - three-piece bathroom located at the front of the property consisting of tiling throughout, a shower, sink and toilet.

Conservatory: 3.52m x 4.12m (11'7" x 13'6") – extended from the original build accessed via the living room and provides further access to the rear garden.

First Floor

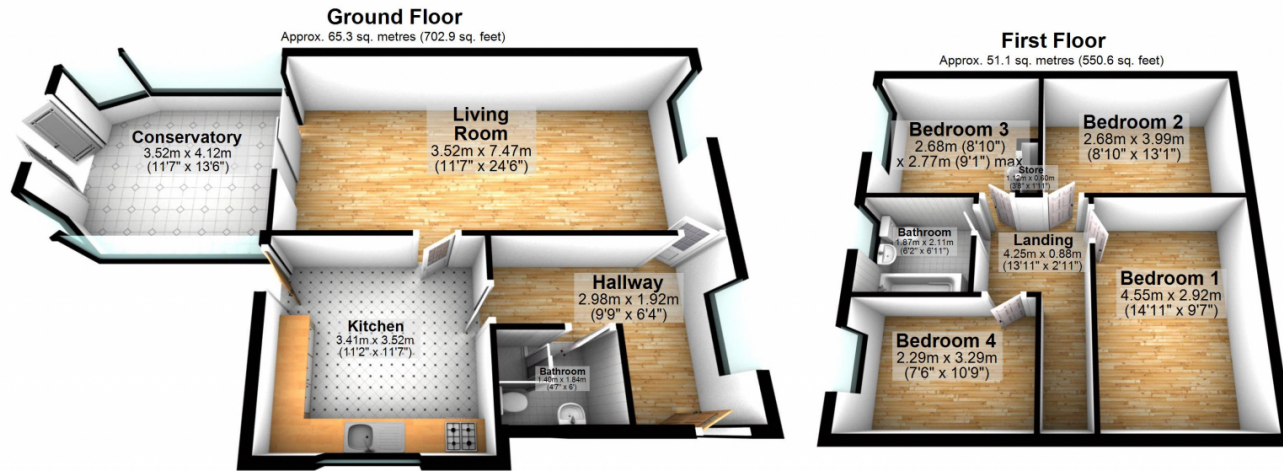
Bedroom One: 4.55m x 2.92m (14'11" x 9'7") – double bedroom located at the front of the property consisting of hardwood flooring, a double-glazed window and wall mounted radiator.

Bedroom Two: 2.68m x 3.99m (8'10" x 13'1") – double bedroom located at the rear of the property consisting of hardwood flooring, a double-glazed window and wall mounted radiator.

Bedroom Three: 2.68m x 2.77m (8'10" x 9'1") – double bedroom located at the rear of the property consisting of hardwood flooring, a double-glazed window and wall mounted radiator.

Bedroom Four: 2.29m x 3.29m (7'6" x 10'9") – large single bedroom located at the front of the property consisting of hardwood flooring, a double-glazed window and wall mounted radiator.

Bathroom: 1.87m x 2.11m (6'2" x 6'11") – three-piece family bathroom consisting of tiling throughout, a bath, sink and toilet.



Total area: approx. 116.5 sq. metres (1253.5 sq. feet)

