



**61 Trinity Road, Leicester, LE19 2BW**

**£419,950**

A substantial detached and significantly extended family home situated on an enviable plot with three / four bedrooms! Having been updated and maintained to an excellent standard by the current vendors, this property has spacious and flexible accommodation briefly comprising: Entrance hallway, Sitting room, Open plan kitchen with a sitting and dining area, Ground floor shower room, Ground floor bedroom (formerly the garage), and a Ground floor w/c. First Floor: Three good sized bedrooms and a Family bathroom. Outside: A fabulous rear garden with a substantial Garden room and ample Driveway parking.

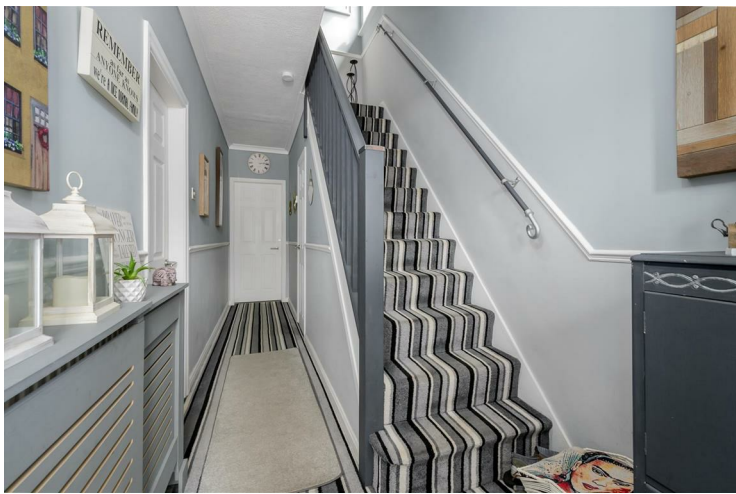


### Entrance Hallway



With stairs off rising to the first floor, doors to the living room, kitchen and w/c. Radiator.

### Additional Image



### Living Room



With a bay window to the front aspect, double doors to the sitting room, radiator.

### Sitting / Dining / Snug



An additional sitting / dining area, with a feature fireplace housing a log burning stove. Radiator.

### Additional Image



### Additional Image





## Open Plan Living / Dining Kitchen

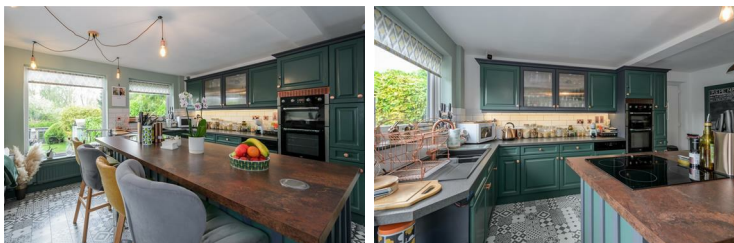


This room is a particular feature of this property, with windows overlooking the rear garden, large Bi-Folding doors and a Velux roof window, all allowing an abundance of natural light. The kitchen area is fitted with a quality range of eye level and base level storage units with worksurfaces over and tiled splashbacks, together with a range of integral appliances. Doors to the utility and to outside.

### Additional Image



### Additional Image



### Additional Image

## Additional Image



### Utility

With space / plumbing for a washing machine and further storage.

### Ground Floor Bedroom



Formerly the garage, this room provides a further versatile living space, currently used as a ground floor bedroom.

### Ground Floor Shower Room



Fitted with a low level w/c, inset wash basin with storage under and a walk in shower cubicle with an electric shower.



## Ground Floor W/C



Fitted with a low level w/c and inset wash basin with storage under.

## First Floor Landing



With a window to the side aspect and doors off to all first floor accommodation.

## Bedroom One



With a window to the rear aspect, radiator.

## Additional Image



## Bedroom Two



With a bay window to the front aspect, fitted wardrobes, radiator.

## Bedroom Three



With a bay window to the front aspect, radiator.



## Family Bathroom



With a window to the rear aspect, fitted with a low level w/c, large inset sink with storage under and a 'P' shaped bath with glass screen and shower over. Radiator.

## Additional Image



## Outside



A particular feature of this property is the plot on which it sits. The fabulous and beautifully maintained rear garden is laid largely to lawn with mature borders containing a mixture of flowers, plants and shrubbery, together with a generously sized patio area, a summer house, a shed and a garden room.

## Additional Image



## Additional Image



## Additional Image





**Additional Image**



**Garden Room**



**Additional Image**



Currently used as an entertaining / sitting area, however would also make for an excellent environment to work from home and also benefits from power.

**Additional Image**



**Additional Image**



**Additional Image**



**Offer Procedure**

If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.



## **Mortgages**

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

## **Thinking of Selling?**

IF YOU ARE THINKING OF SELLING YOUR PROPERTY LET OUR LOCAL KNOWLEDGE AND EXPERIENCE WORK FOR YOU!

Carlton Estates are an independent and family run estate agency specialising in the local market, having a reputation for quality, service and customer care.

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Our guarantee to you is that through our professionalism and attention to detail in every respect, we will endeavor to ensure the entire process is as straight forward and hassle free as possible.

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- \* THE local agent
  - \* FREE market appraisal
  - \* REALISTIC valuations based on local market knowledge
  - \* EXTENSIVE advertising for maximum exposure
  - \* COMPETITIVE fees
  - \* REGULAR client feedback
  - \* MORTGAGE advice available
  - \* NO sale no fee
  - \* ACCOMPANIED viewing's where necessary
  - \* INTERNET advertising to include, Rightmove, ONTHEMARKET, FindaProperty and our own [www.carltonestates.co.uk](http://www.carltonestates.co.uk)
- CALL US NOW ON 0116 284 9636

## **Notes For Purchasers**

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

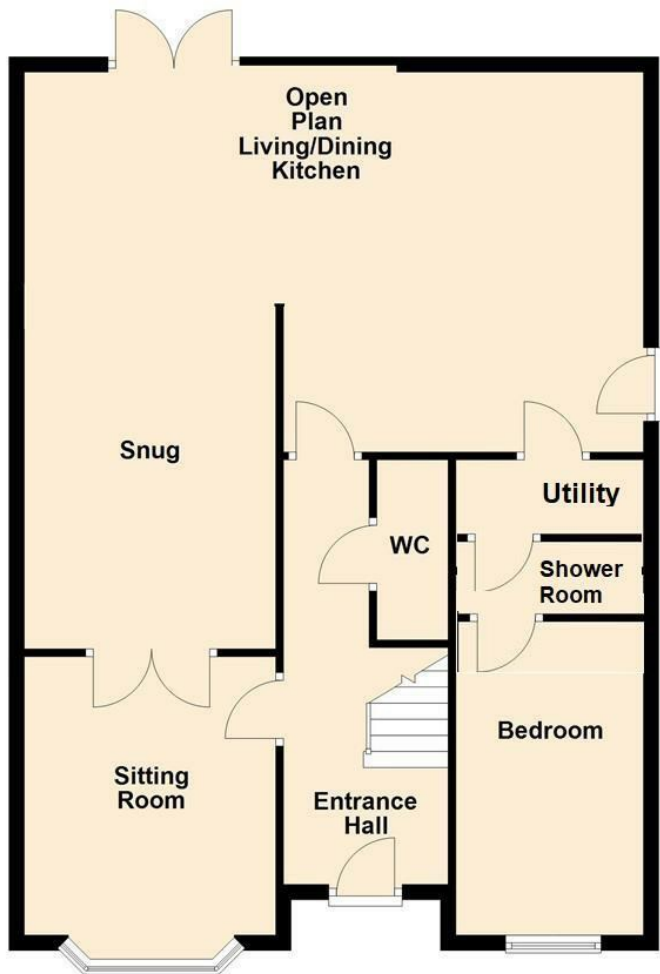
## **Opening Hours**

MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



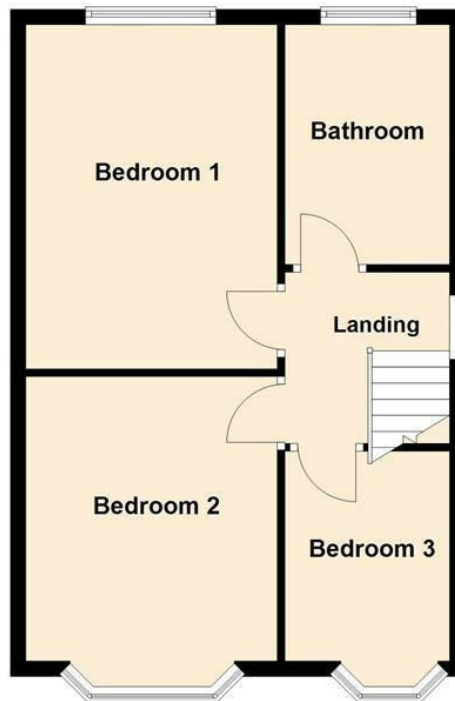
### Ground Floor

Approx. 90.2 sq. metres (970.7 sq. feet)



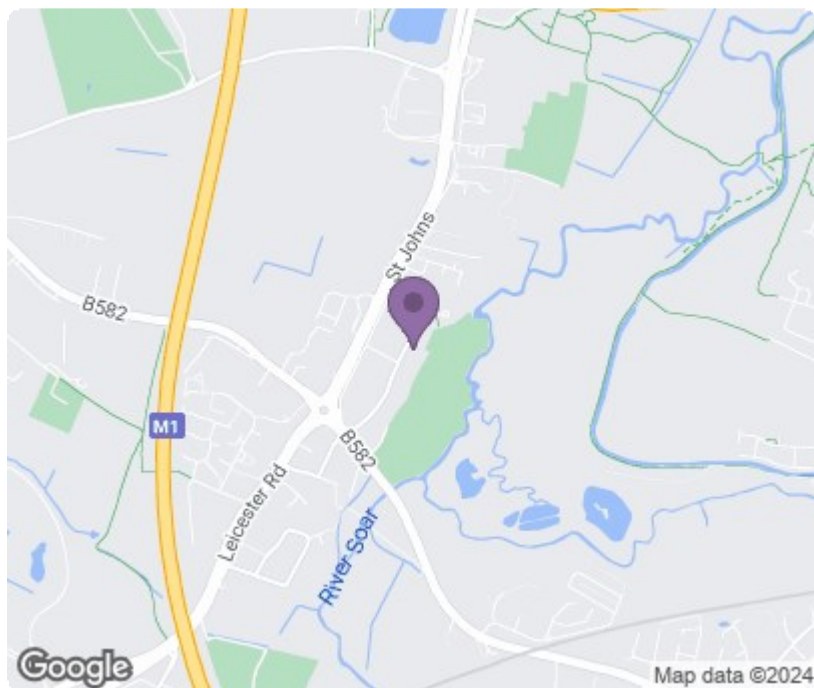
### First Floor

Approx. 46.7 sq. metres (502.2 sq. feet)



Total area: approx. 136.8 sq. metres (1472.9 sq. feet)

This Floor Plan and the Measurements are a guide Only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	74

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	