



**27 Trinity Road, Leicester, LE19 2BU**

**£369,950**

An extremely well presented and DECEPTIVELY spacious family home which has been SIGNIFICANTLY EXTENDED to the side AND rear.

Offered for sale with 'NO CHAIN', this well appointed accommodation briefly comprises: Entrance hallway, Dining kitchen, Two sitting rooms and a ground floor w/c. To the first floor are FIVE bedrooms and a Family bathroom. Outside: Generous and mature rear garden, driveway parking and a Garage.

The property benefits from many excellent facilities which are all within easy walking distance, including a Park & Ride, Fosse Shopping Park, Everard Meadows, and a Train station. This property is also very local to the popular Jubilee Park. MUST BE SEEN!



### Entrance Hallway



With stairs off rising to the first floor and doors to the reception rooms and kitchen. Radiator.

### Reception Room



With a bay window to the front aspect, a feature fireplace and a radiator.

### Reception Room



With sliding patio doors to outside, radiator.

### Dining Kitchen



This large room has windows overlooking the rear garden, a door to the outside, a pantry, and a door to the side passageway. The kitchen area is fitted with a comprehensive range of eye level and base level storage units with work surfaces over and tiled splashbacks, together with space / plumbing for a range of white goods. Two radiators.

### Garage / Wc



An excellent storage space, with a fitted low level w/c and wash basin.

### First Floor Landing

With doors off to all first floor accommodation.



**Bedroom**



With a bay window to the front aspect, radiator.

**Bedroom**



With a window to the front aspect and a radiator.

**Bedroom**



With a window to the rear aspect, fitted wardrobes and an inset wash basin with storage under. Radiator.

**Bedroom**



With a window to the front aspect and a radiator.

**Bedroom**



With a window to the rear aspect, pedestal wash basin and a radiator.

**Bathroom**



With a window to the rear aspect, fitted with a low level w/c, wash basin with storage under, a bidet and a shower enclosure. Radiator.



## Outside



The enclosed, generous and beautifully maintained rear garden is laid to a combination of lawn and paving, all with mature and well tended surrounding borders.

There is also a timber Summer House, ideal for relaxing and / or entertaining, along with a greenhouse.

To the front of the property is driveway parking and access to the garage.

### 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.

We value your business and understand that selling your home is a major decision.

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.

10 GOOD reasons to choose Carlton Estates:

- \* 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.

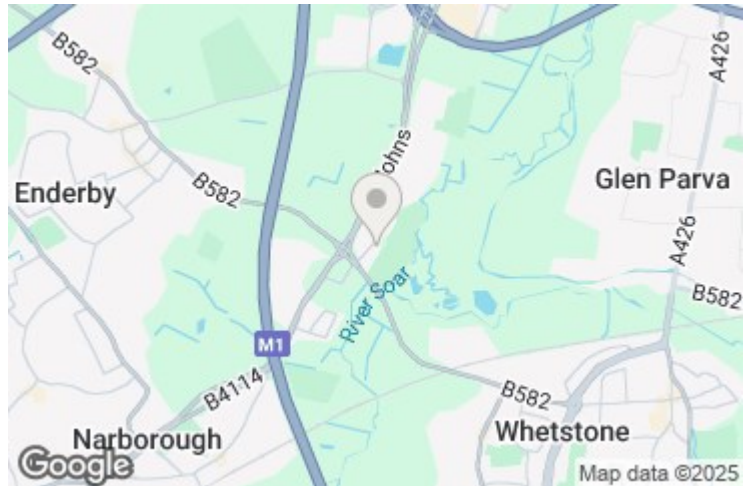
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

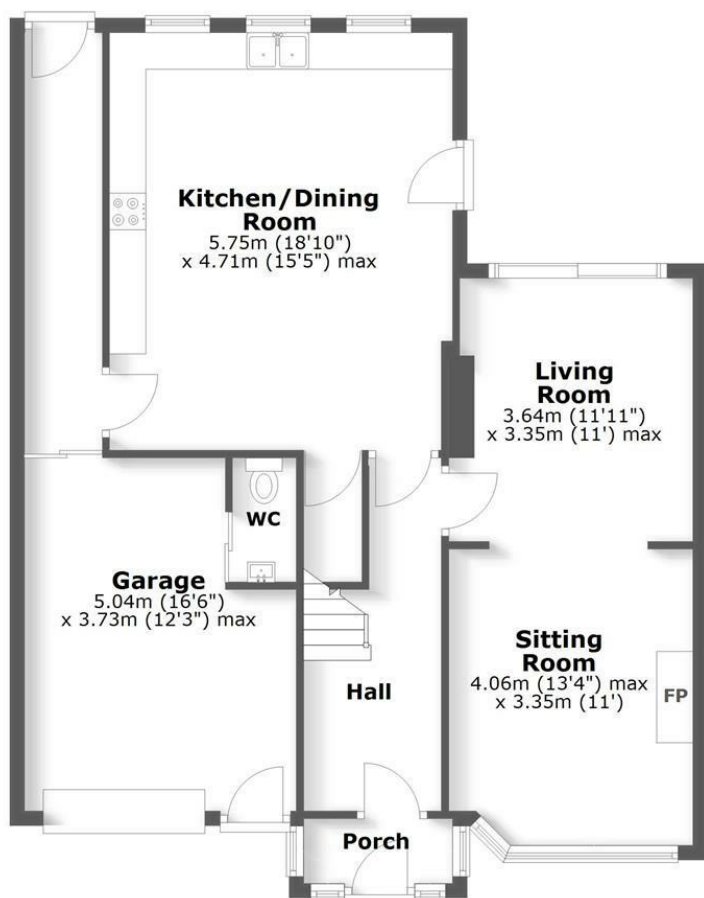
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

### Opening Hours

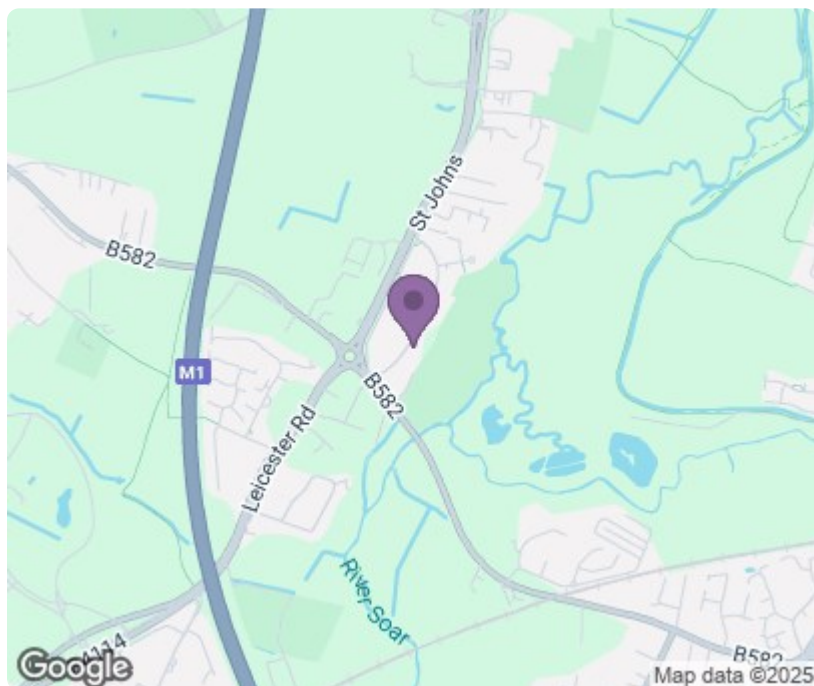
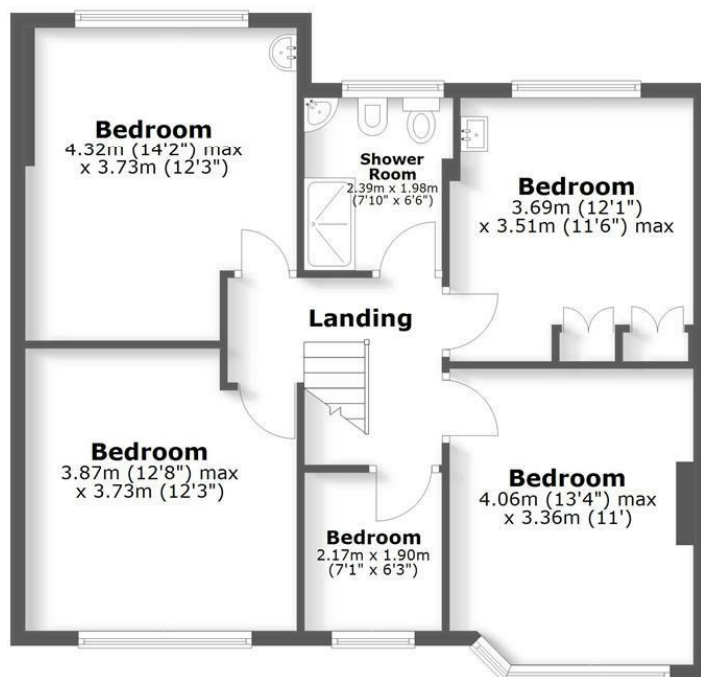
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



## Ground Floor



## First Floor



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

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