



32 Trinity Close

| LE65 2GS | Offers In The Region Of £375,000

ROYSTON  
& LUND

- NO UPWARD CHAIN
- Detached Three Bedroom Home
- Kitchen + Utility + Downstairs WC
- Driveway and Garage
- EPC Rating D - Leasehold
- Prime Location
- Two Reception Rooms
- Potential for Extending
- Leasehold - 999 years from 1967 \*\*Lease can be purchased\*\* Annual Ground Rent £ 1.10
- Council Tax Band D





Sold with no upward chain this fantastic home offers a buyer scope to add value and is conveniently located only a short walk away from Market Street, where you can find a whole host of amenities including shops, restaurants, bars, coffee shops and supermarkets.

Entering through the porch there is access into the lounge and garage. The lounge benefits from a feature fireplaces, stairs to the first floor and access into the dining room at the rear that in turn leads to the kitchen, utility, downstairs WC and a further door into the garage. To the first floor there are two double bedroom that both have ample built in storage, a single bedroom and a modern shower room consisting of a shower, WC and wash basin.

To the front of the property there is a landscaped garden and a long driveway leading to an integral single garage. To the rear there is a split level garden with a raised turf and patio, mature shrubs, trees and fenced boundaries.

Leasehold - 999 years from 1967 \*\*Lease can be purchased\*\*

Peppercorn Annual Ground Rent - £1.10

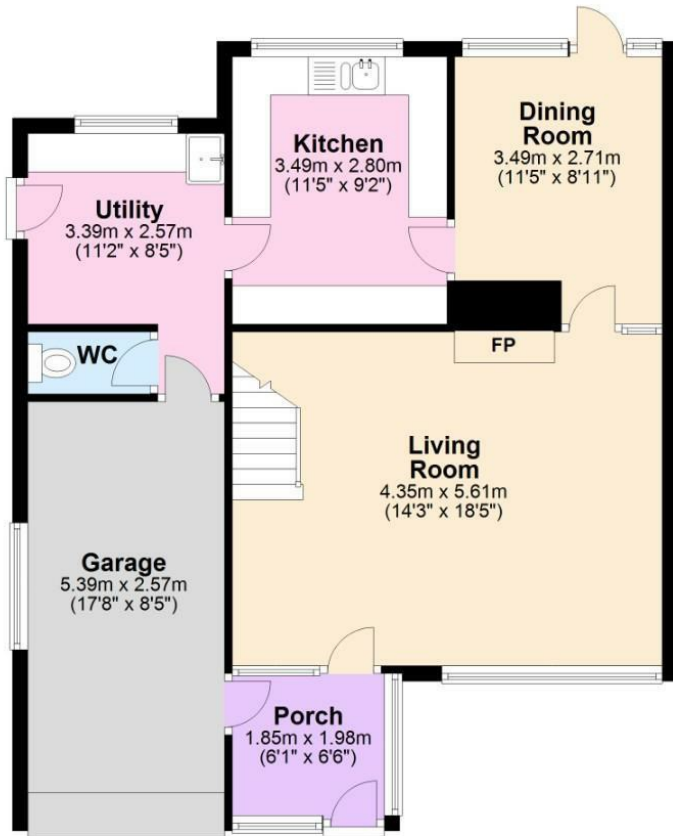


### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>79</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>57</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	

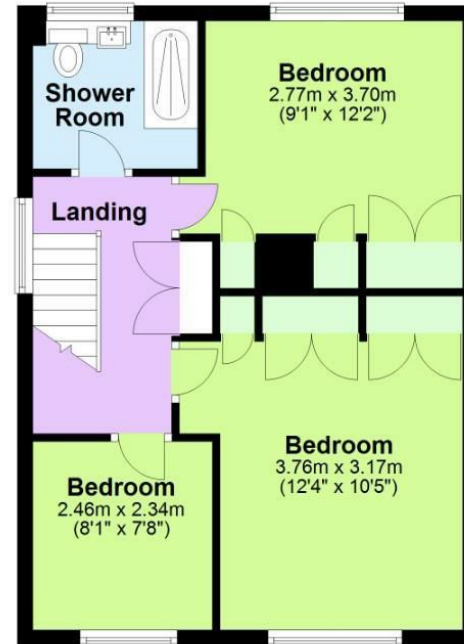
### Ground Floor

Approx. 72.1 sq. metres (775.9 sq. feet)



### First Floor

Approx. 44.5 sq. metres (479.2 sq. feet)



Total area: approx. 116.6 sq. metres (1255.0 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON & LUND**