



Connells

Trevino Drive
Leicester



Property Description

Excellent located close to well reputed schools and colleges within easy reach – good transport links – walking distance to local shops. Good Transport Links are available to all the surrounding areas as well as towards, Leicester Town Centre, Train Station, Royal Infirmary and Leicester General Hospital.

Provides entrance porch leading to the hallway, lounge, dining room, spacious kitchen with an access to the utility room & downstairs shower room on the ground floor.

On the first floor, there is four cosy bedrooms & family bathroom.

Externally property comprises good-sized driveway and garage to the front & low maintenance garden to the rear.

Ground Floor

Hallway

3' 7" x 9' 5" (1.09m x 2.87m)

Access to the lounge

Lounge

12' 4" x 13' 2" (3.76m x 4.01m)

Having a carpet floor, radiator, ornamental fireplace, access to the under stairs storage & window to the front

Diner

7' 5" x 10' 6" (2.26m x 3.20m)

Carpet floor & access to the kitchen

Kitchen

11' 9" x 10' 2" (3.58m x 3.10m)

Fitted with a range of wall and base units, sink unit, main boiler, plumbing for washing machine & patio door to the rear garden

Utility Room

7' 6" x 10' 10" (2.29m x 3.30m)

Radiator & laminate floor

Pantry

7' 4" x 2' 5" (2.24m x 0.74m)

Shower Room

7' 5" x 4' 8" (2.26m x 1.42m)

Fitted with a cubical shower, wash hand basin & toilet

First Floor

Bedroom 1

14' 3" x 9' 2" (4.34m x 2.79m)

Having a carpet floor, radiator, fitted wardrobes & windows to the front

Bedroom 2

15' 4" x 8' 7" (4.67m x 2.62m)

Having a carpet floor, radiator & window to the front

Bedroom 3

7' 10" x 15' 4" (2.39m x 4.67m)

Having a carpet floor, radiator & window to the rear

Bedroom 4

9' 3" x 9' 3" (2.82m x 2.82m)

Having a carpet floor, radiator, fitted wardrobe & window to the rear

Bathroom

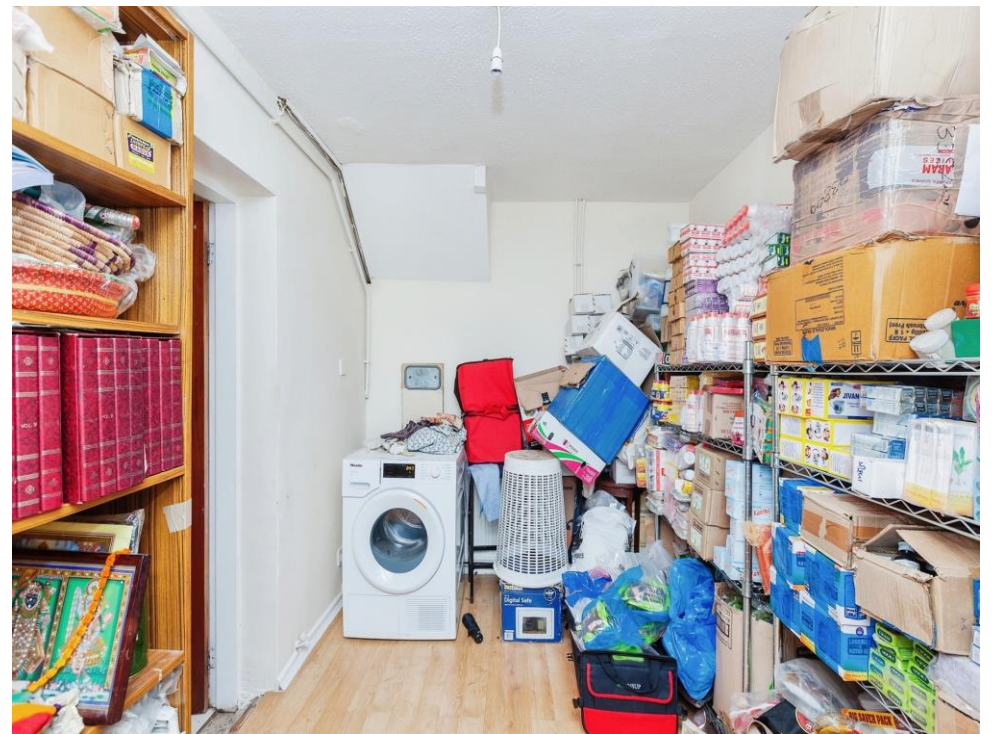
5' 6" x 6' 2" (1.68m x 1.88m)

Fitted with a bath with shower over, wash hand basin & toilet

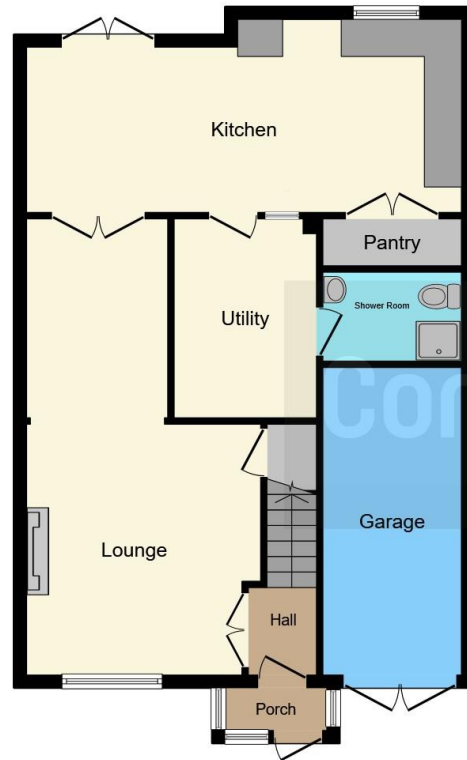
Garage

11.13 sq. m.









Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

view this property online [connells.co.uk/Property/LTR322513](https://www.connells.co.uk/Property/LTR322513)

Tenure: Freehold



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