

FLOOR PLAN

DIMENSIONS

Hallway

6'01 x 12'10 (1.85m x 3.91m)

Lounge Diner

12'7 x 23'8 (3.84m x 7.21m)

Kitchen

6' x 10'3 (1.83m x 3.12m)

Gym/Home Office

15'05 x 6'01 max (4.70m x 1.85m max)

Downstairs Cloakroom

4'9 x 2'9 (1.45m x 0.84m)

Landing

Bedroom One

11'3 x 12'5 (3.43m x 3.78m)

Bedroom Two

11'5 x 11' (3.48m x 3.35m)

Bedroom Three

7'6 x 9'1 (2.29m x 2.77m)

Bathroom

7'5 x 5'6 (2.26m x 1.68m)

Summer House

9'7 x 9'8 (2.92m x 2.95m)

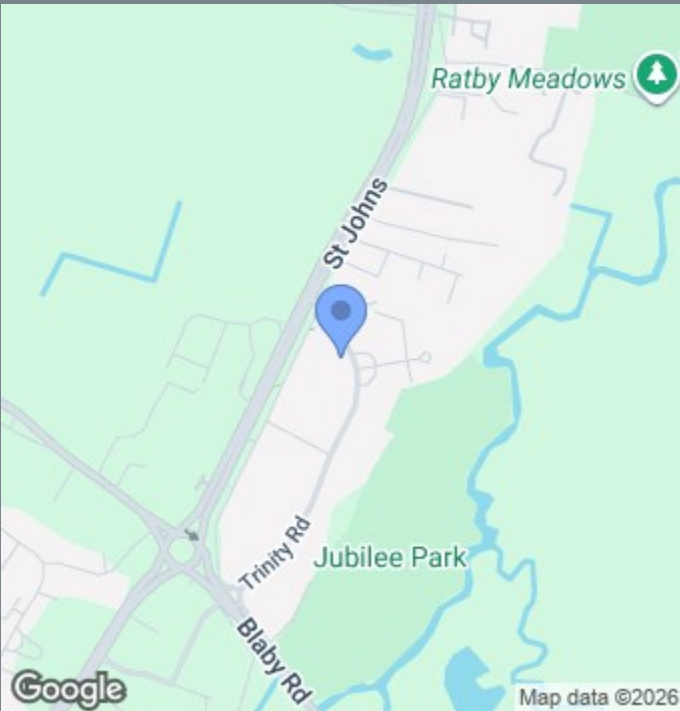


OVERVIEW

- Spacious Semi Detached Family Home
- Great Location
- Lounge Diner & Kitchen
- Gym/Home Office & Downstairs Cloakroom
- Three Bedrooms
- Family Bathroom
- Generous Off Road Parking
- Garden & Summer House
- Viewing Is Essential
- EER - , Tax - B, Freehold

LOCATION LOCATION....

Trinity Road enjoys a superb position within the sought-after St John's area of Enderby, perfectly placed for those looking to enjoy outstanding convenience alongside excellent transport links. Just moments away you'll find the ever-popular Palmers at Enderby, while Fosse Shopping Park and Fosse Park West offer an outstanding choice of high street retailers, supermarkets, cafés, restaurants, leisure facilities and a cinema. Families are well served by a selection of well-regarded schools, with parks, play areas and local sports clubs helping to create a welcoming community atmosphere. For those who enjoy the outdoors, Jubilee Park is close by, providing green open space for walks, exercise and family time, while Everards Meadows and the River Soar are only a short drive away. Commuters couldn't be better placed, with the Enderby Park & Ride, regular bus services, Narborough railway station and excellent access to Leicester city centre, the M1, M69, A563 ring road, Grove Park and Meridian Business Park all within easy reach. Combining everyday convenience, fantastic shopping, green spaces and superb connectivity, Trinity Road is an excellent place to call home.



THE INSIDE STORY

Spacious, versatile & beautifully presented, this wonderful family home offers flexible accommodation that's perfectly suited to modern family life. Situated in a sought-after location, the property combines generous living space with a layout designed for both everyday living & entertaining. Step inside through the welcoming entrance hall, where a door leads into the impressive lounge diner. This wonderful open-plan space is the heart of the home, with a feature fireplace creating a cosy focal point in the lounge, while the dining area provides ample room for family meals, celebrations & entertaining friends. French doors open onto the rear garden, allowing natural light to flood the room & creating a seamless connection between inside & out. The kitchen is conveniently positioned just off the dining area, making it ideal for preparing meals whilst remaining connected to family & guests. A further versatile room offers endless possibilities to suit your lifestyle, whether you need a home office, gym, playroom, hobby room or snug. Completing the ground floor is a practical downstairs cloakroom. Upstairs, the landing gives access to three generous bedrooms, each offering plenty of space for furnishings & providing comfortable accommodation for family members or overnight guests. The family bathroom completes the first floor. Outside, the property continues to impress with a generous driveway providing ample off-road parking. To the rear, the good-sized garden offers plenty of space for children to play, keen gardeners to enjoy or simply to relax with family & friends during the warmer months. A fantastic summer house with electricity provides even more versatility, making it an ideal home office, studio, games room or peaceful retreat away from the main house

