



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

**£290,000**

AN EXTREMELY WELL PRESENTED, SPACIOUS & EXTENDED Semi detached family home situated within a highly sought after part of Enderby. In brief, the accommodation comprises: Entrance hallway, Living room, Modern dining kitchen, Utility, Ground floor shower room. First Floor: Three bedrooms and a Modern bathroom. Outside: Generous rear garden and Driveway parking. **MUST BE SEEN!**



### Entrance Hallway

With stairs rising to the first floor, doors leading to the lounge and Kitchen Diner. Radiator.

### Living Room



With a bay window to the front aspect, doors leading to the kitchen diner and a radiator.

### Dining Kitchen



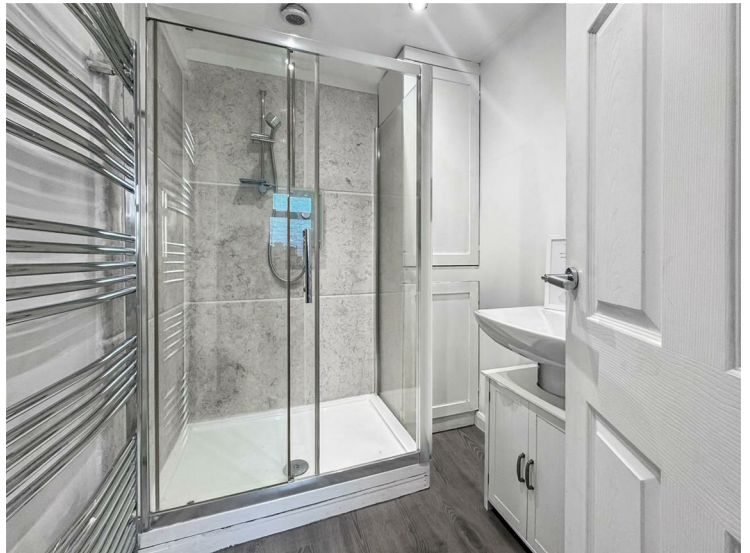
The Kitchen diner has a window to the rear aspect and patio doors leading to the garden. There are double doors allowing access to the lounge and a further door leading to the utility room. The kitchen is fitted with a range of wall and base storage units with Quartz worksurfaces over, and benefits from further storage in the kitchen island. There is an integrated electric oven, gas hob with extractor hood over and an integrated fridge freezer.

### Utility



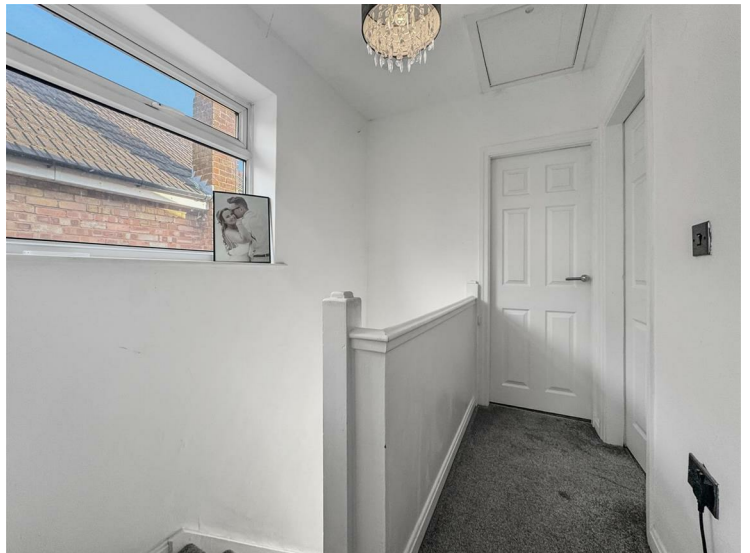
With a window to the front aspect and door leading to the downstairs shower room. The utility has some wall mounted storage unit, and a work surface with space/plumbing underneath for a washing machine and tumble dryer or dishwasher.

### Ground Floor Shower Room



Fitted with a low level WC, pedestal hand wash basin and a walk in shower enclosure. Heated towel rail.

### First Floor Landing



With a window to the side aspect, doors leading to all first floor accommodation and loft access.

### Bedroom One



With a window to the front aspect, built in wardrobes and a radiator.



### Bedroom Two



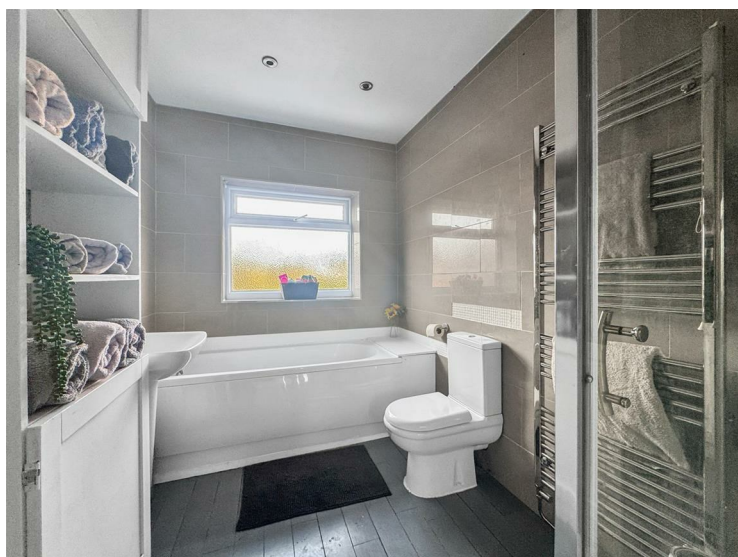
With a window to the front aspect, a built in wardrobe and a radiator.

### Bedroom Three



With a window to the front aspect, radiator.

### Family Bathroom



With a window to the rear aspect, the bathroom is fitted with a low level WC, pedestal wash basin, a bath and a separate walk in shower enclosure. Heated towel rail.

### Outside



To the front of the property is a block paved driveway, allowing parking for numerous cars.

To the rear is a large enclosed garden laid to lawn and patio.

### 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.

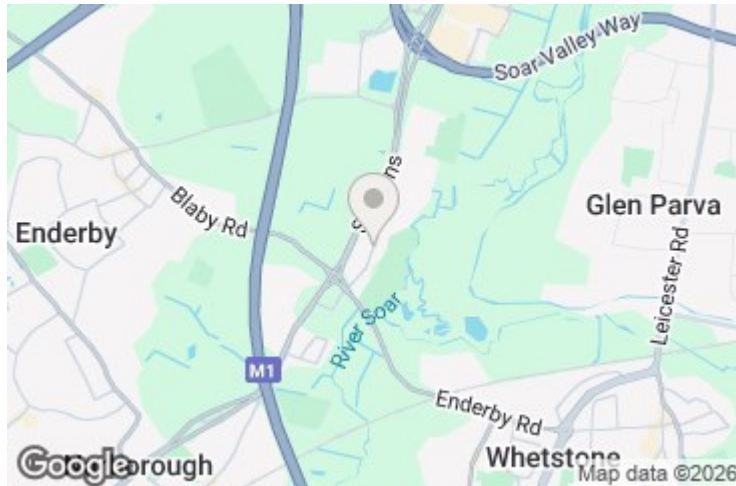
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(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.

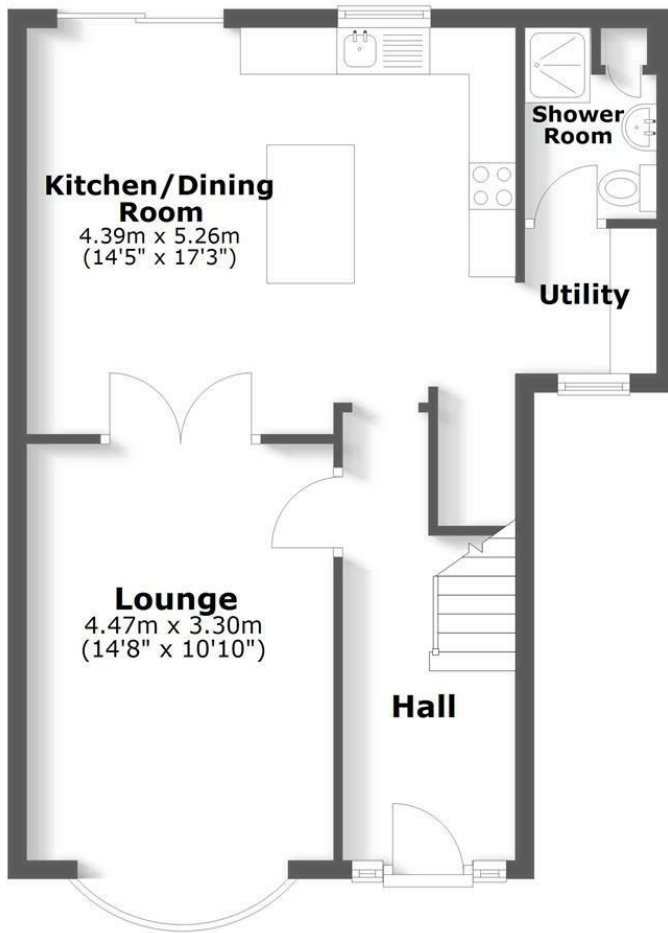
#### **Opening Hours**

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



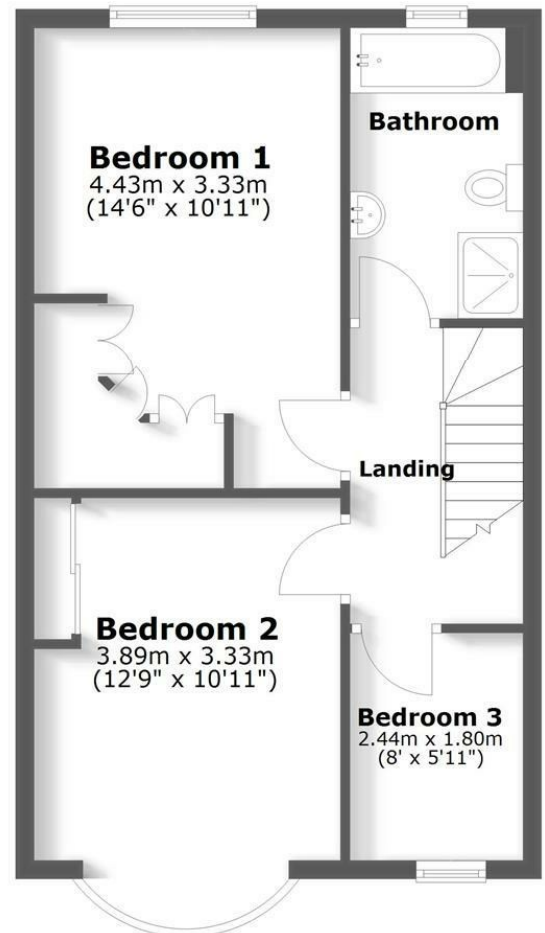
## Ground Floor

Approx. 53.2 sq. metres (572.3 sq. feet)

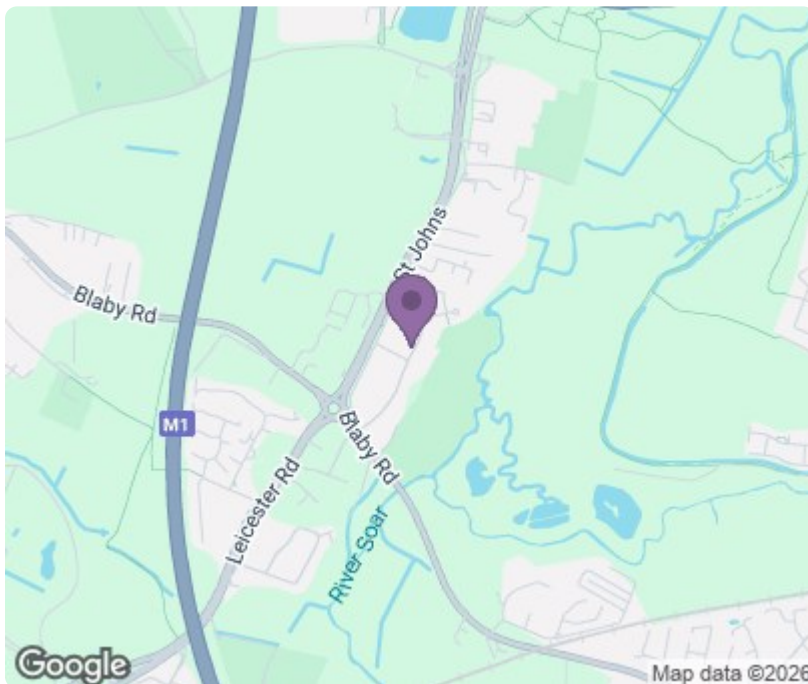


## First Floor

Approx. 47.5 sq. metres (511.2 sq. feet)



Total area: approx. 100.7 sq. metres (1083.5 sq. feet)



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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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