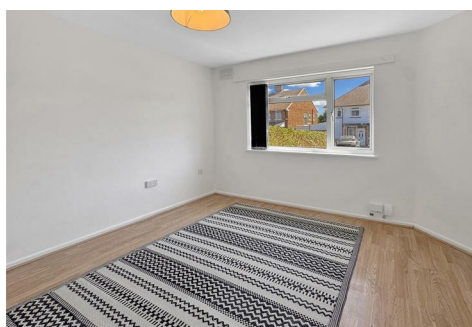




58 Trinity Road, Leicester, LE19 2BW

£320,000

NO CHAIN! An exceptionally well-presented and deceptively spacious four-bedroom semi-detached family home, occupying a convenient position in a highly regarded location.

This beautifully maintained property offers flexible and generously proportioned accommodation comprising an entrance porch, hallway, spacious sitting/dining room, separate living room, breakfast kitchen, utility room and ground-floor WC.

To the first floor are four well-proportioned bedrooms and a family bathroom.

Outside, the property benefits from a generous rear garden and driveway parking. Early viewing is highly recommended to appreciate the space and versatility this superb family home has to offer.

Porch

Via double opening doors and a further door to the hallway.

Hallway



With doors off to all principle ground floor accommodation, and stairs off rising to the first floor. Radiator.

Sitting / Dining Room



With a window to the front aspect, radiator.

Living Room



With double opening French doors to the rear garden. radiator.

Breakfast Kitchen



With a window to the rear aspect, a door to a storage cupboard and access to the w/c and utility. The kitchen is fitted with a modern range of white gloss eye level and base level storage units with worksurfaces over and splashbacks. There is a fitted electric hob with an extractor hood over, together with a double electric oven and an integral dishwasher. Radiator.

Utility



With two windows to the side aspect, there is a further range of eye level and base level units with space / plumbing for a washing machine and tumble dryer.

Ground Floor Wc



Fitted with a low level w/c.

First Floor Landing

With a window to the side aspect and doors to all first floor accommodation.

Bedroom



With two windows to the front aspect, radiator.

Bedroom



With a window to the rear aspect, a storage cupboard and a radiator.

Bedroom



With two windows to the front aspect, radiator.

Bedroom



With a window to the rear aspect, a storage cupboard and a radiator.

Bathroom



With a window to the rear aspect, fitted with a modern suite to include a low level w/c, inset wash basin with storage under, a bath and a separate shower enclosure. Heated towel rail / radiator.

Outside



The enclosed and generously sized rear garden is laid largely to lawn with well-stocked surrounding borders and a timber shed / Summerhouse. To the front of the property is a gravelled driveway.

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
- 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.

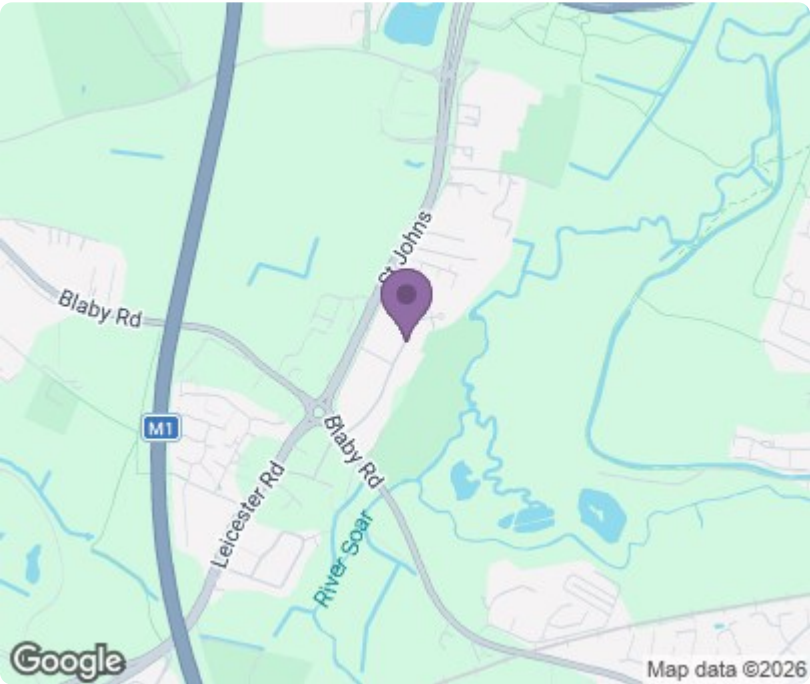
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	