



**45 Trinity Road, Leicester, LE19 2BU**

**Offers Over £325,000**

A BEAUTIFULLY PRESENTED AND SIGNIFICANTLY EXTENDED traditional three bedrooomed semi detached home situated within a HIGHLY REGARDED location. The property sits on an EXTREMELY GENEROUS PLOT and has spacious accommodation briefly comprising: Porch, Hallway, Living room, OPEN PLAN LIVING / DINING KITCHEN, Utility, W.c. First Floor: Three GOOD SIZED bedrooms and a Family Bathroom. Outside: Large rear garden, Driveway parking and a Garage.

## Porch

With a door to the hallway.

## Hallway

With stairs off rising to the first floor and doors to the living room, kitchen and w.c.

## Living Room

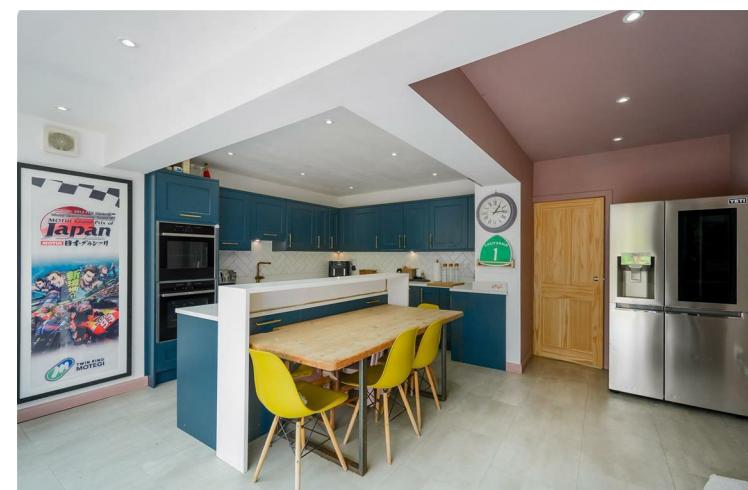
With a large bay window to the front aspect, radiator.

## Living / Dining Kitchen

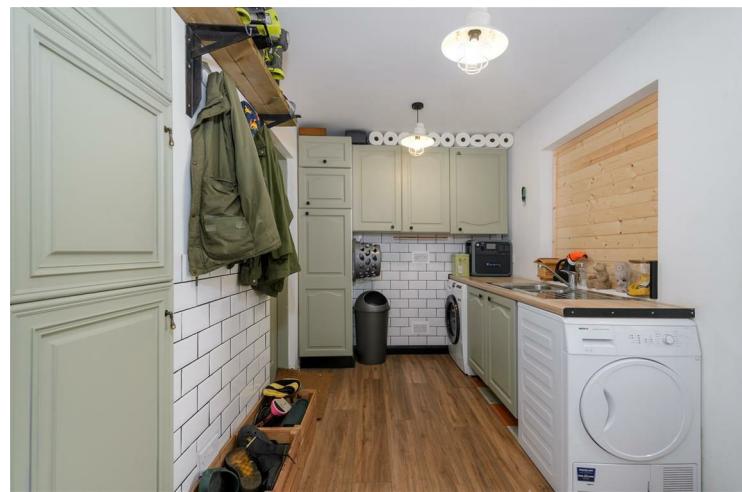


This room is a particular feature of this property, with large bi-folding doors to the rear aspect, a roof lantern and ample space for family sized living / dining furniture.

The modern kitchen is fitted with a comprehensive range of eye level and base level storage units with worksurfaces over and matching upstands. There are two fitted electric ovens, an induction hob and an integral dishwasher and wine cooler. Radiator.



## Utility



## Additional Image



With doors to outside, to the rear of the partially converted garage and an additional ground floor w/c.

Fitted with a further range of eye level and base level units with space / plumbing for a washing machine.

## Ground Floor W/c

With a low level w/c and wash basin with storage under.

## First Floor Landing



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

## Bedroom One



With a window to the rear aspect, radiator.

## View From Above



## Bedroom Two



With a bay window to the front aspect, radiator.

## Bedroom Three



With a window to the front aspect, radiator.

## Outside

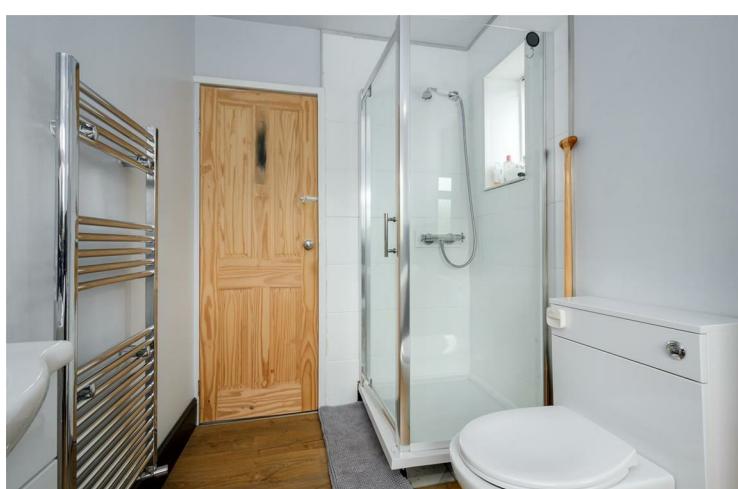


## Bathroom



With windows to the rear and side aspects, fitted with a low level w/c, inset wash basin with storage under, a free standing bath and a separate shower cubicle.

The enviable, large rear garden has various mature planted and seating areas, all surrounded by well-stocked borders. There are a number of timber garden buildings, a large timber decked area and a vegetable patch.





## Thinking of Selling?

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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.

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  - \* 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
  - \* ACCCOMPANIED 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



## 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.

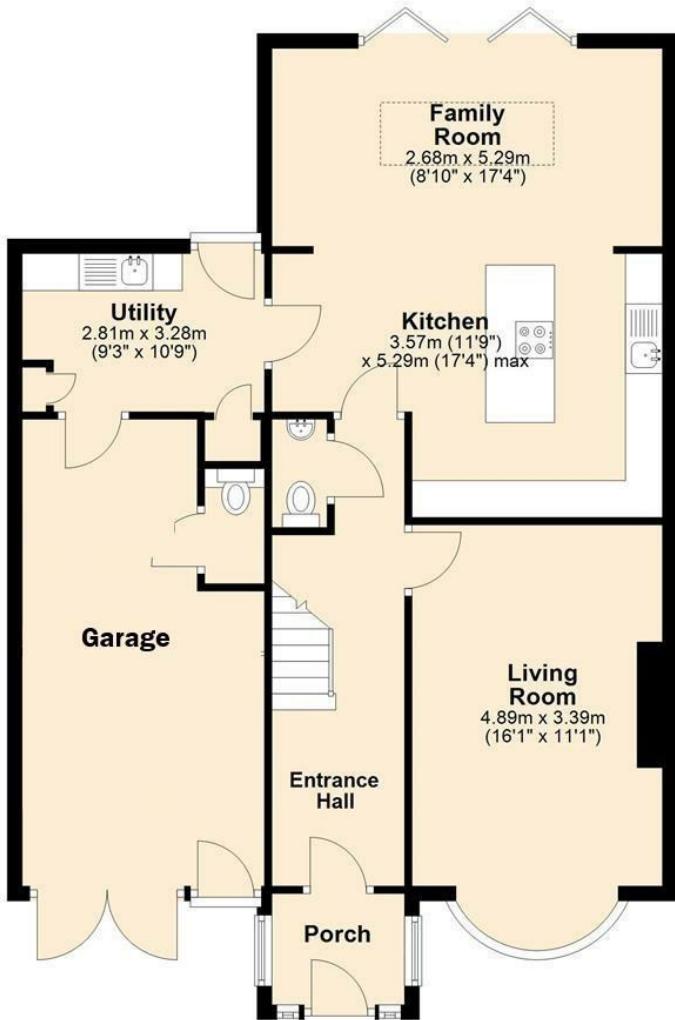
In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

## 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.

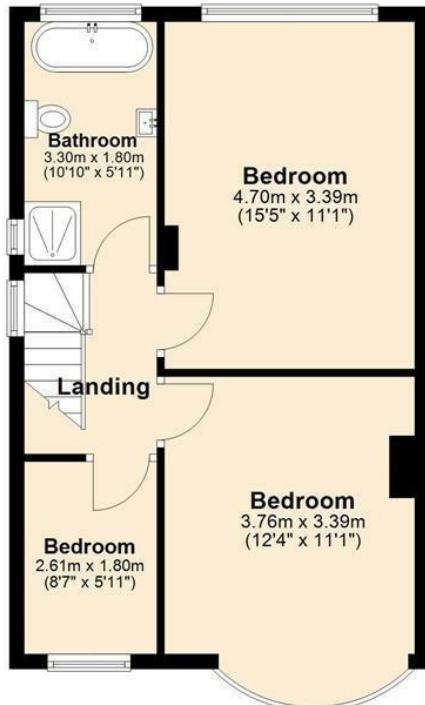
## Ground Floor

Approx. 92.2 sq. metres (992.8 sq. feet)



## First Floor

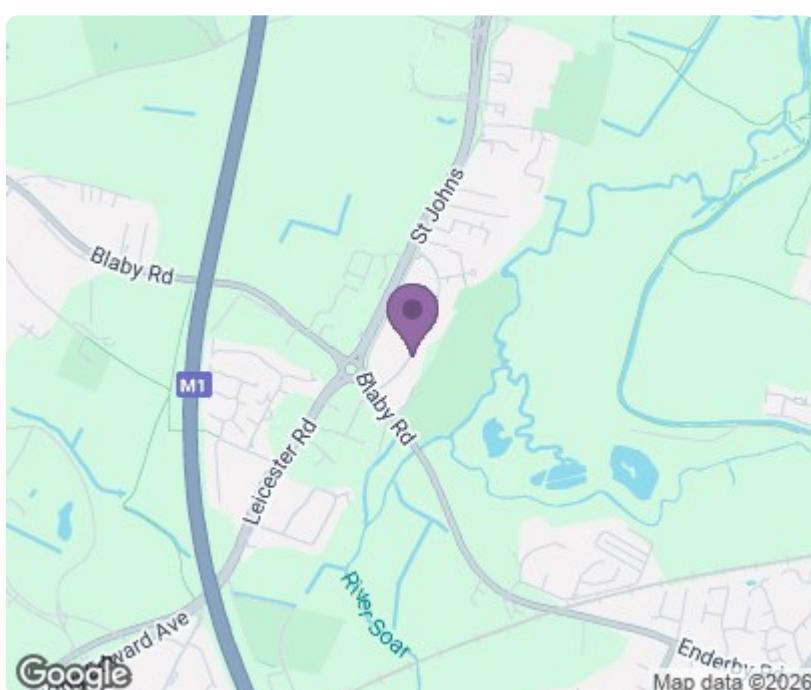
Approx. 45.7 sq. metres (491.5 sq. feet)



Total area: approx. 137.9 sq. metres (1484.3 sq. feet)

This Floor Plan and the Measurements are a guide Only.

Plan produced using PlanUp.



		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			
EU Directive 2002/91/EC			
England & Wales			

		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
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