



**TRINITY STREET,  
LOUGHBOROUGH, LE11 1BY**

**£249,950  
FREEHOLD**

Lovely three storey, three double bedroom modern townhouse situated in a very convenient location close to Loughborough town centre and a wealth of local amenities. Benefitting from spacious internal accommodation, south east facing garden and two allocated off-street parking places accessed via the garden gate to a well appointed play park on your doorstep. With excellent transport links via road and rail, both primary and secondary schools within walking distance and an array of pubs, restaurants and shops in the surrounding area.

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SALES AND LETTINGS

# TRINITY STREET

Versatile living accommodation | 3 double bedrooms | Ensuite bathroom | Bay fronted lounge | Kitchen diner | Sunny south east facing garden | Downstairs WC/utility | Off-street parking | Close to town centre | EPC rating C



## PROPERTY SUMMARY

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## FULL DETAILS

### ENTRANCE HALL

Front door leading to useful storage for coats, stairs to first floor and door to lounge.

### LOUNGE

15'9" x 11'0" (4.8m x 3.35m) Generously proportioned entertaining room with bay window to front aspect, laminate wood flooring, fireplace, radiator and door to kitchen/diner.

### KITCHEN/DINER

15'5" x 9'8" (4.7m x 2.95m) Kitchen fitted with a range of wall, base and drawer units. Double oven with gas hob and extractor up and over. Plumbing and under counter space for washing machine and dishwasher and further space for fridge/freezer. Stainless steel sink and drainer, laminate work surfaces and UPVc double glazed window to rear garden. Tiled flooring directly accessing dining area which provides ample space for table and chairs and further access to WC/Utility room. French doors to conservatory.

## CONSERVATORY

9'6" x 7'11" (2.9m x 2.41m) Practical, all season south east facing conservatory providing further reception and entertaining space with French doors leading to garden patio area and the garden beyond.

## FIRST FLOOR ACCOMMODATION

### BEDROOM TWO

15'5" x 8'7" (4.7m x 2.62m) Large bedroom with double UPVc windows to rear aspect, built in wardrobes, carpeted flooring, radiator.

### BEDROOM THREE

10'3" x 8'7" (3.12m x 2.62m) Double bedroom with UPVc window to front aspect. Carpeted flooring and radiator.

## FAMILY BATHROOM

Fitted with a three piece suite comprising close coupled W.C, pedestal wash hand basin, panelled bath with shower over and glass shower screen. Tiled floor and walls and radiator.

## SECOND FLOOR ACCOMMODATION

### MASTER BEDROOM

16'0" x 15'0" (4.88m x 4.57m) Beautifully appointed bedroom suite on its own floor comprising large bedroom and built in wardrobes with door to ensuite shower room. Carpeted flooring, radiator and UPVc window to front aspect.

### ENSUITE SHOWER ROOM

Fitted with three piece suite to include close coupled W.C,

pedestal wash hand basin, shower cubicle, tiled floor and walls and velux window to rear aspect.

## OUTSIDE

Set back from the road the property frontage is framed by its own front garden accessed via wrought iron gate and enclosed in railings. To the rear is a delightful sunny south east facing garden, lovingly maintained by current owners with patio area off the conservatory and useful garden shed. A garden gate leads to off-street allocated parking and a play park.

## GENERAL NOTES

Please contact Clare, Katie or Dominique to arrange your viewing.

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

It should not be assumed that items shown in our photographs are included in the sale of the property.

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the

property.

We believe you may benefit from using the services of Simpson Jones, Taylor Rose Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively.

We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

## TRINITY STREET







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### ADDITIONAL INFORMATION

**Local Authority** – Chamwood Borough Council

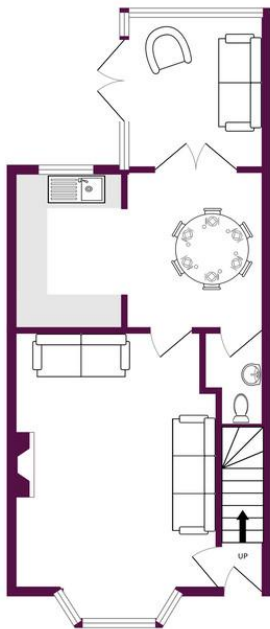
**Council Tax** – Band C

**Viewings** – By Appointment Only

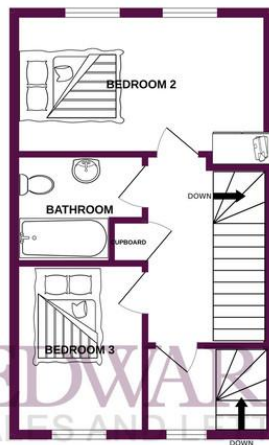
**Tenure** – Freehold



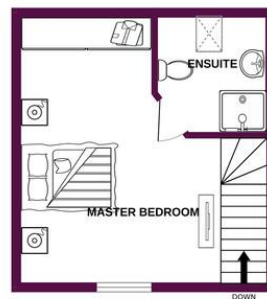
GROUND FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.3 sq.m.) approx.



2ND FLOOR  
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA: 1124 sq.ft. (104.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements