



140 Fosse Way, Leicester, LE7 1NG

£389,950

Carlton Estates are delighted to offer For Sale this significantly extended and beautifully appointed family home. Having been maintained to an excellent standard by the current vendors, the well appointed accommodation briefly comprises: Entrance hallway, Living room, Fabulous dining kitchen, Ground floor W/C, Garden room. First Floor: Four bedrooms and a Family bathroom. Outside: Generous rear garden, garage and ample driveway parking.

Entrance Hallway



With a door and window to the front of the property and stairs rising to the first floor. Under stairs storage and radiator.

Living Room



With a double glazed bay window to the front of the property, central heating radiator and feature fireplace with a wood burner.

Dining Kitchen



Fitted with a range of wall and base units with complementary work surfaces and splashback tiling. Stainless steel sink drainer, electric oven and gas hob with cooker hood over. Double glazed windows to the rear of the property, and doors leading out to the rear garden, garage and ground floor W/C.

Additional Image



Additional Image



Garden Room

With a window and bi-folding doors to the rear aspect, radiator.

Ground Floor W/C



With a W/C, wash hand basin, heated chrome towel rail and tiled floor.

First Floor Landing



With stairs rising from the hallway, loft access and doors to all first floor accommodation.

Additional Image



Master Bedroom



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

Bedroom Three



With a window to the rear aspect, radiator.

Bedroom Two



With two windows to the front aspect, two radiators.

Bedroom Four.



With a window to the rear aspect.

Family Bathroom



Fitted with a modern suite comprising of walk in shower enclosure with rainfall showerhead, W/C, wash basin and heated chrome towel rail.

Outside



To the front of the property is ample driveway parking and a garage. The low maintenance rear garden is laid to patio and gravel, with additional raised beds and planted areas.

Additional Image



Additional Image



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

Opening Hours

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

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.

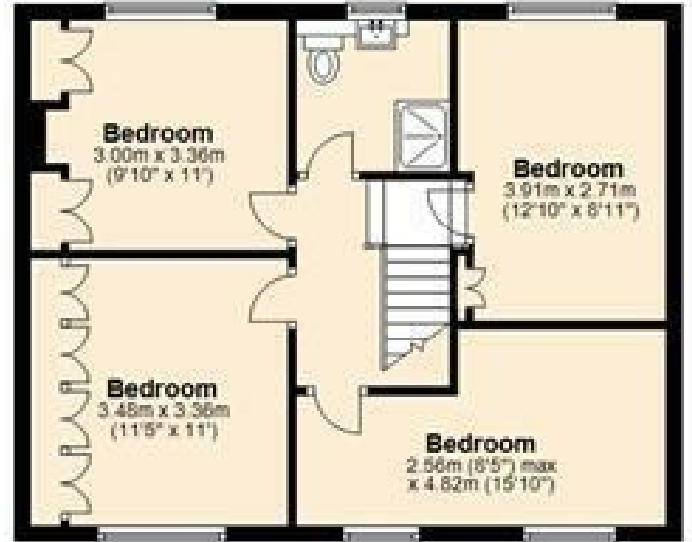
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.



Ground Floor
Approx. 68.5 sq. metres (737.8 sq. feet)



First Floor
Approx. 54.4 sq. metres (585.8 sq. feet)



Total area: approx. 123.0 sq. metres (1323.6 sq. feet)

This Floor Plan and the Measurements are a guide Only
Plan produced using Planific



Energy Efficiency Rating	
Current	Potential
Vary 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	
63	80
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Vary 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	