



38 High Street, Leicester, LE19 4AG

£164,950

An attractive double front cottage in the Heart of Enderby village. This charming property has well appointed accommodation briefly comprising: Entrance, Dining kitchen, Sitting room, Two double bedrooms and a Jack & Jill bathroom. Outside: Generous rear garden.

Entrance



Breakfast Kitchen



Living Room



With windows to the front and rear elevations, radiator.

Additional Image



With Windows to the front and rear, together with a door to outside and stairs off rising to the first floor.
The kitchen is fitted with a range of eye level and base level units with worksurfaces over and tiled splashbacks. There is a fitted oven with a hob and extractor hood over and a recently installed gas boiler. Radiator;

Additional Image



Additional Image



Additional Image



Bedroom Two



First Floor Landing

Bedroom One



With a door to the bathroom, radiator.

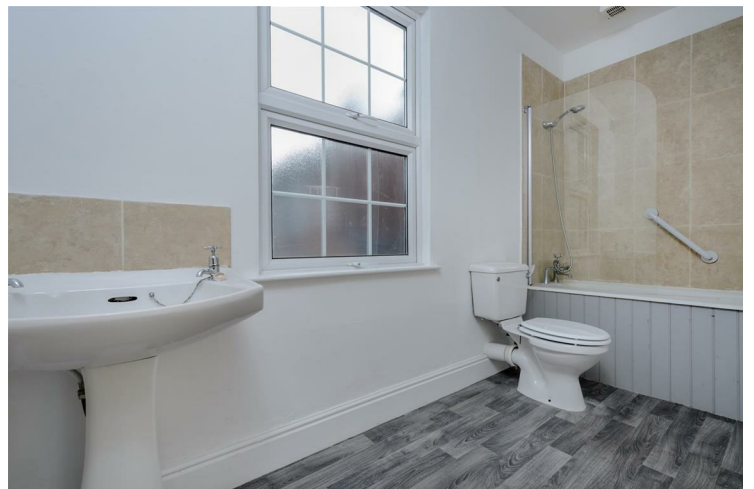
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Jack & Jill Bathroom



Fitted with a low level w/c, wash basin and a bath with shower over. Radiator.

Outside



The generous rear garden is laid mainly to lawn with a timber shed and brick built outhouse.

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.



