



39 Chaucer Street, Leicester, LE19 3EH

£395,000

NO CHAIN - Situated on the highly regarded 'Poets' development in Narborough, this deceptively spacious property has flexible and very well appointed accommodation arranged over two floors briefly comprising:
Large entrance hallway, Living room, Modern dining kitchen, Two ground floor bedrooms, and a Shower room. To the first floor are Two further bedrooms, one with an en suite. Outside: The property is situated on a larger than average corner plot and has a Carport, Driveway parking, and a Garage.

Garage & Carport



With light, power and an up and over door.

Entrance Hallway



A large hallway giving access to the all downstairs accommodation. With carpet flooring, radiator and a staircase rising to the first floor.

Additional Image



Living Room

13'6" x 11'10" (4.14m x 3.61m)



With a window to the front aspect, feature fireplace, two radiators and carpet flooring.

Additional Image



Dining Kitchen

20'2" x 9'10" (6.15m x 3.00m)



Modern kitchen fitted with wall mounted and base units. Built in oven, gas hob with extractor hood over, inset sink and drainer with mixer tap. Two windows to the rear aspect, radiator, tiled flooring and side access door leading to the garden.

Additional Image



Bedroom One
11'5" x 11'5" (3.48m x 3.48m)



Additional Image



Master bedroom with a window to the rear aspect, carpet flooring, radiator and built in wardrobes.

Shower Room
7'8" x 6'7" (2.36m x 2.01m)



Bedroom Two / Office
10'7" x 11'6" (3.25m x 3.53m)



Fitted with a three piece suite comprising a shower cubicle, wash hand basin and WC, heated towel rail and window to the rear aspect.

Additional Image



With a dual aspect windows, built in storage, carpet flooring and a radiator.

First Floor Landing



Giving access to the bedrooms, carpet flooring, radiator and window to the front elevation.

Bedroom Three

12'9" x 11'8" (3.91m x 3.56m)



With a window to the side aspect, carpet flooring, storage in the eaves, radiator, built in wardrobes, door leading to the en suite.

En Suite



Fitted with a WC and wash hand basin.

Bedroom Four

13'1" x 10'0" (3.99m x 3.05m)



With a window to the side aspect, carpet flooring, storage in the eaves and a radiator.

Outside



The property is situated on a larger than normal plot. To the front is a driveway giving access to the carport and garage. Private rear garden with patio area adjacent to the accommodation. With paved and gravelled areas, fencing to boundaries and a summer house. There is also further off road parking accessed via gates to the side of the plot.

Additional Image



Additional Image



Additional Image



Additional Image



Additional Image



General Information - Narborough

Narborough lies approximately six miles from Leicester City Centre and boasts an array of facilities to meet most needs for day to day shopping and leisure. Within a ten minute drive, wider facilities are available at Blaby, Fosse Park and Meridian Shopping, Entertainment and Business Centre.

Education

There are three Primary Schools in Narborough, Greystokes, Redhill Field and The Pastures with Brockington College at Enderby. The private Leicester Grammar School is approximately within a twenty minute drive.

Leisure

Being a rural area, there are ample footpaths, bridleways and cycle routes in the area whilst within a ten minute drive there is an array of further leisure facilities catering for most interests.

Transport Links

Narborough is approximately two miles from Junction 21 of the M1\M69 motorway network for travel north, south and west, and a rail link to Leicester and Birmingham is available at Narborough Station.

Village Facts

Narborough was first founded by the Saxons with an original name of 'Nor Burh'; today Narborough has a population of some 7000 people. Narborough is ideal for the work commuter set near Junction 21 of the M1 and it has a railway station. Narborough railway station first opened in 1864 and closed for a short while in 1968 reopening in 1970 due to local demand.

Within approximately ten minutes of walking time from this property, the following are available:

- Tesco Direct
- Copt Oak Public House
- Takeaway
- Old Barn Nursery & Pre-School, (twenty-five minutes to Brockington Secondary School).
- Red Hill Field Primary School
- Partures Recreational Field

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.

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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.

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

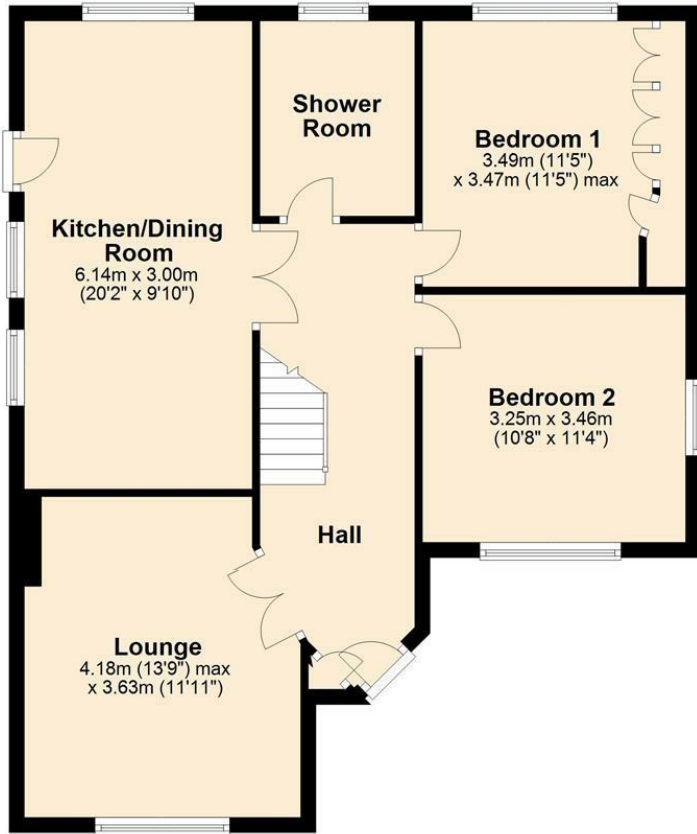
Opening Hours

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



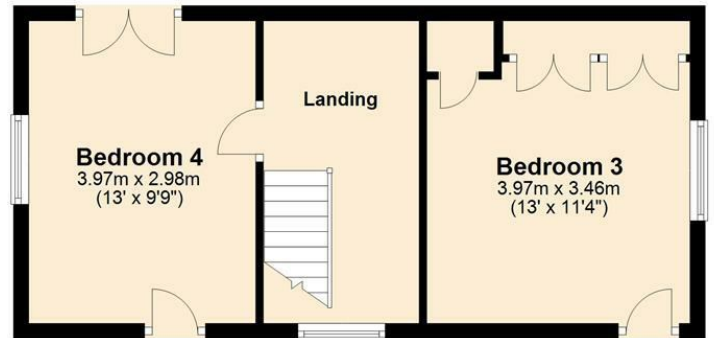
Ground Floor

Approx. 75.0 sq. metres (807.0 sq. feet)



First Floor

Approx. 34.5 sq. metres (371.2 sq. feet)



Total area: approx. 109.5 sq. metres (1178.2 sq. feet)

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



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			76
	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		