



72 Forest Road, Leicester, LE19 3EQ

£319,950

NO CHAIN! This well presented, detached two bedroom bungalow is set on a prominent corner plot which, subject to obtaining planning permission, offers the potential to extend! The spacious accommodation briefly comprises: Entrance hallway, Living room, Dining kitchen, Conservatory, w/c, Two double bedrooms and a Bathroom. Outside: Enclosed rear garden, driveway parking and a garage.

Additional Image



Living Room



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

Front Garden



Additional Image



Entrance Hallway



Dining Kitchen



Via a obscured glass panelled front door, the large entrance hallway has doors off to all accommodation and a storage cupboard, radiator.

With a window to the rear aspect and a door giving access to the garage, conservatory and second w/c, the kitchen is fitted with a range of base level units with a fitted electric oven and hob, space for an integrated fridge/freezer and space/plumbing for a washing machine, radiator.

Additional Image



Bathroom



Bedroom



Fitted with wash basin, storage, bath with shower over, radiator and window to the rear aspect.

Additional Image



With a window to the rear aspect, wash basin and two radiators.

Bedroom



Separate W/C



With a window to the front aspect, fitted wardrobes, radiator.

Fitted with a low level w/c and window to the rear.

Conservatory



With windows overlooking the rear garden and doors to outside.

Second W/C



Fitted with a W/C.

Outside



The enclosed and private rear garden is laid mainly to lawn with mature and well-tended surrounding borders and a paved patio area. Gated access is available to both sides of the property and access is also available to the rear of the garage.

To the front of the property is driveway parking and a further area of lawn. Garage.

Additional Image



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

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.

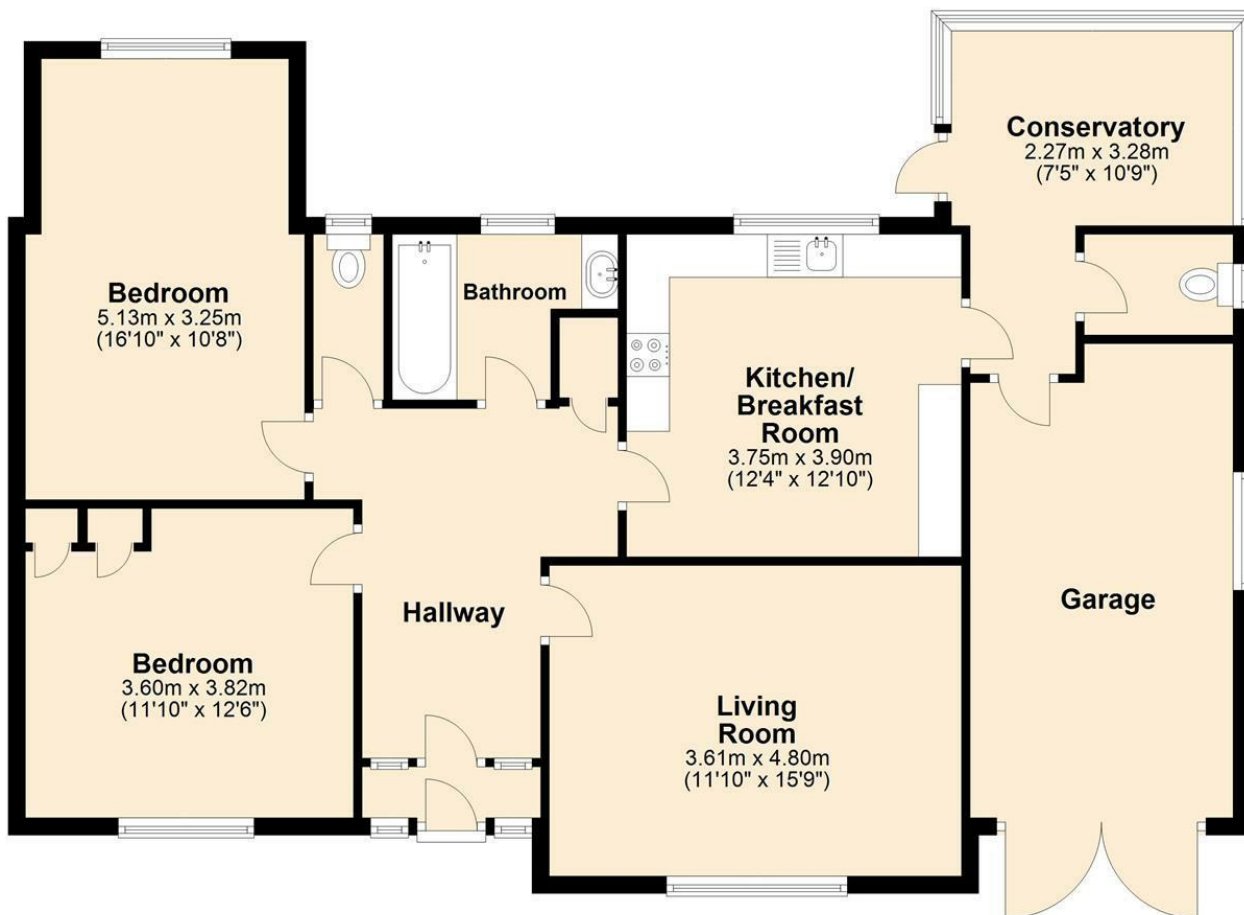
Opening Hours

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



Ground Floor

Approx. 112.2 sq. metres (1208.2 sq. feet)



Total area: approx. 112.2 sq. metres (1208.2 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	
67	83
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	