



**11 West Street, Leicester, LE19 4LT**

**Offers Around £180,000**

A well presented two bedroomed traditional terraced home in the ever popular village of Enderby. The spacious accommodation briefly comprises: Two reception rooms, a Kitchen, Two double bedrooms and a Bathroom. Outside: An attractive and enclosed rear garden. **MUST BE SEEN!**

## Entrance

## Front Reception Room



With a window to the front aspect, feature real flame coal burning effect gas fire, opening to the inner hallway which has stairs off to the first floor and an opening to the rear reception room. Radiator.

## Additional Image



## Rear Reception Room



With a window to the rear aspect and understairs storage cupboard, opening to the kitchen, radiator.

## Additional Image



## Kitchen



With a window to the side aspect and a door giving outside access. Fitted with a range of eye level and base level storage units with worksurfaces over and tiled splashbacks. There is a free standing cooker with an extractor hood over, together with space for a washing machine, dishwasher and a fridge. Radiator.

## First Floor Landing

With doors off to both bedrooms.

## Bedroom



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

## Bedroom



With a window to the rear aspect, storage cupboard, opening to the bathroom. Radiator.

## Bathroom



With a window to the rear aspect, fitted with a low level w/c, inset wash basin with storage under, bath and a separate shower cubicle. Radiator.

## Additional Image



## Outside



The enclosed and well maintained rear garden is laid largely to lawn with a paved patio area, outside toilet and a shared entry to the front of the property.

## 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.

## 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.

## 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.

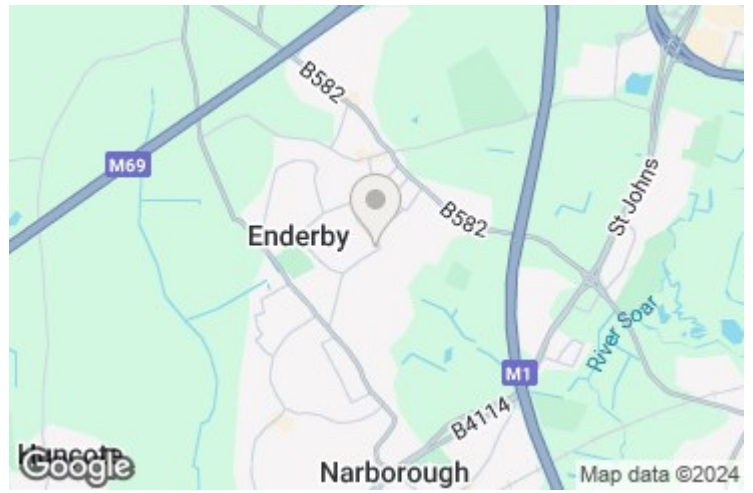
Our guarantee to you is that through our professionalism and attention to detail in every respect, we will endeavor to ensure the entire process is as straight forward and hassle free as possible.

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](http://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. 36.3 sq. metres (390.9 sq. feet)



### First Floor

Approx. 40.0 sq. metres (430.3 sq. feet)



Total area: approx. 76.3 sq. metres (821.2 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>78</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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<b>England &amp; Wales</b>		EU Directive 2002/91/EC	