

134 Stretton Road, Leicester, LE8 9GP

£319,950

Situated in arguably one of Leicestershire's most sought after villages, this fabulous family home, which is surrounded by open countryside, has been significantly extended and updated!

The well appointed accommodation briefly comprises: Entrance hallway, Living room, Envious living kitchen, Ground floor w/c. First Floor: Three good sized bedrooms and a Family bathroom. Outside: Enclosed rear garden and ample driveway parking.

Entrance Hallway



With doors off to the living room, living kitchen and ground floor w/c. Radiator.

Living Room



With a bay window to the front aspect, feature fire surround, radiator.

Living Kitchen



This room is a particular feature of this property, with windows to the rear aspect, patio doors to outside, and stairs off rising to the first floor.

The kitchen area is fitted with a modern and quality range of base level storage units, an island with further storage and an electric oven with a hob and extractor hood over.

There is ample space for family sized living and dining furniture. Two radiators.

Additional Image



Additional Image



Additional Image



Additional Image



Bedroom One



With a window to the front aspect, radiator.

First Floor Landing



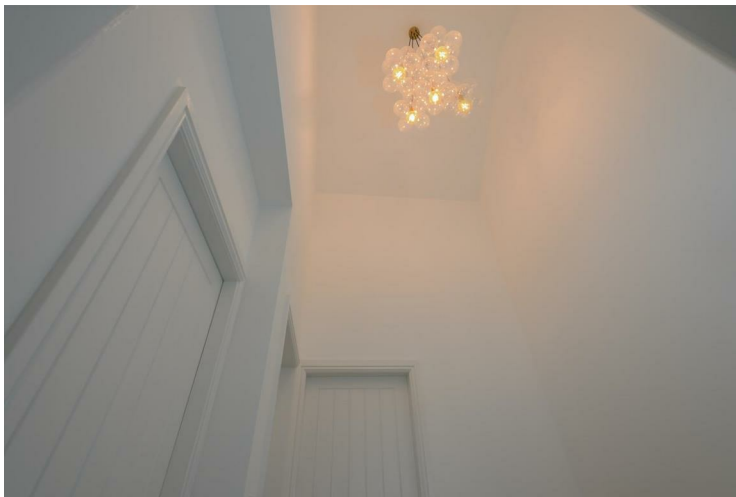
With doors off to all first floor accommodation.

Bedroom Two



With a window to the rear aspect, radiator.

Additional Image



Bedroom Three



With a window to the rear aspect, radiator.

Bathroom



With a window to the rear aspect, fitted with a modern suite to include a low level w/c, pedestal sink and shower cubicle.

Outside

The enclosed rear garden, which overlooks open countryside, is laid largely to lawn with a paved patio area.

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

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. 61.1 sq. metres (649.6 sq. feet)



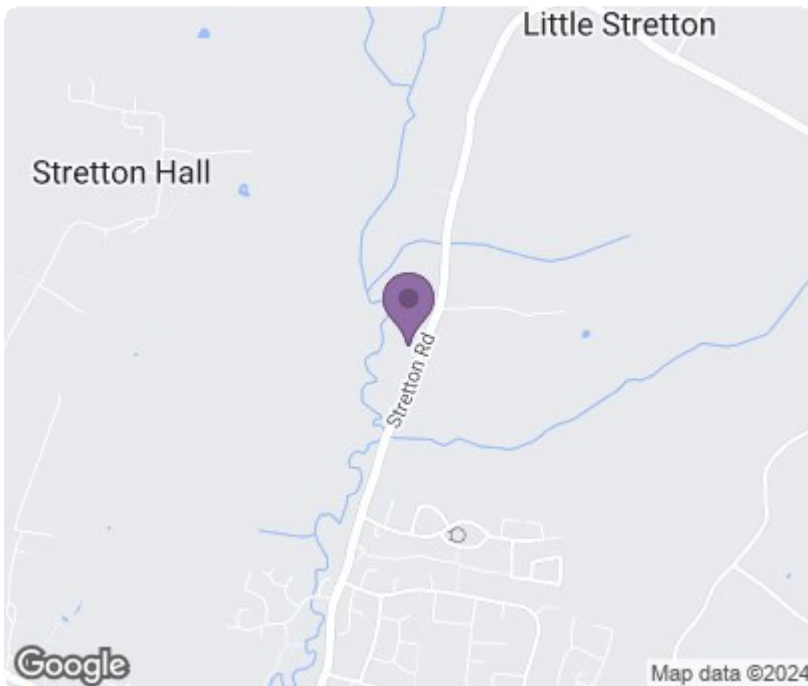
First Floor

Approx. 38.8 sq. metres (419.3 sq. feet)



Total area: approx. 99.9 sq. metres (978.0 sq. feet)

The Floor Plan and the Measurements are a Guide Only.
Plan produced using PlanIt.



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	64	81
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	