



**71 Jubilee Way, Leicester, LE8 5UB**

**£430,000**

Situated on the highly regarded 'Redrow' development in Countesthorpe, this detached family home, which has been maintained to exacting standards and benefits from a large rear extension, has spacious and beautifully appointed accommodation briefly comprising: Entrance hallway, Sitting room, Living kitchen, Utility, Ground floor w/c. First Floor: Four double bedrooms, En suite and a Family bathroom. Outside: Enclosed and low maintenance rear garden, Driveway parking and a Garage.



### Entrance Hallway



With stairs off rising to the first floor and doors off to the kitchen and sitting room. Radiator.

### Additional Image



### Additional Image

### Sitting Room



With a window to the front aspect, radiator.



### Additional Image

### Living Kitchen



This room is a particular feature of this property with large windows to the rear aspect, double opening French doors to outside and two sky lights.

The kitchen area is fitted with a modern range of eye level and base level storage units with matching upstands. There is an integral fridge / freezer and dishwasher, together with a double electric oven, gas hob and an extractor hood over. Door to the utility, radiator.



### Additional Image



### First Floor Landing



With doors off to all first floor accommodation, radiator.

### Utility



Fitted with a matching range of eye level and base level storage units with space / plumbing for a washing machine and tumble dryer. Radiator.

### Bedroom



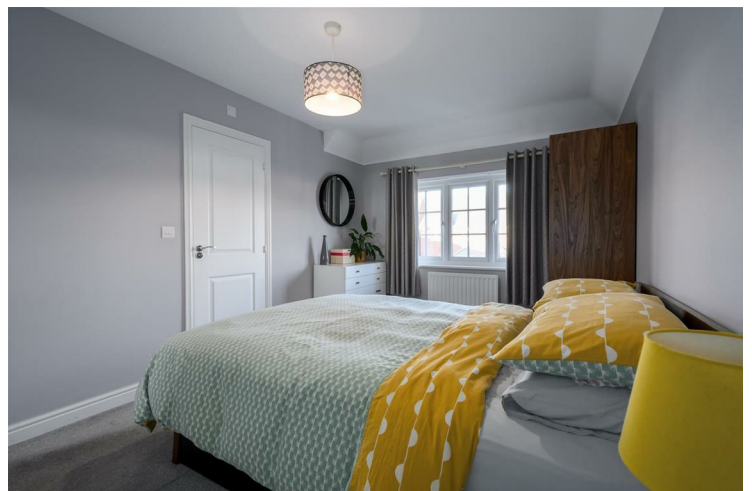
With a window to the front aspect, fitted wardrobes, door to the ensuite, radiator.

### Ground Floor W/c



With a window to the side aspect, fitted with a low level w/c and wash basin. Radiator.

### Additional Image





## En Suite



With a window to the front aspect, fitted with a low level w/c, wash basin and walk in shower enclosure. Heated towel rail / radiator.

## Bedroom



With a window to the front aspect, radiator.

## Bedroom



With a window to the rear aspect, radiator.

## Family Bathroom



With a window to the rear aspect, fitted with a low level w/c, wash basin and bath with glass screen and shower over. Heated towel rail / radiator.

## Bedroom



With a window to the rear aspect, radiator.

## Outside



The enclosed and low maintenance rear garden is laid largely to artificial turf and composite decking. To the front of the property, there is a stoned area, driveway parking and access to the garage.



### 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](http://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.

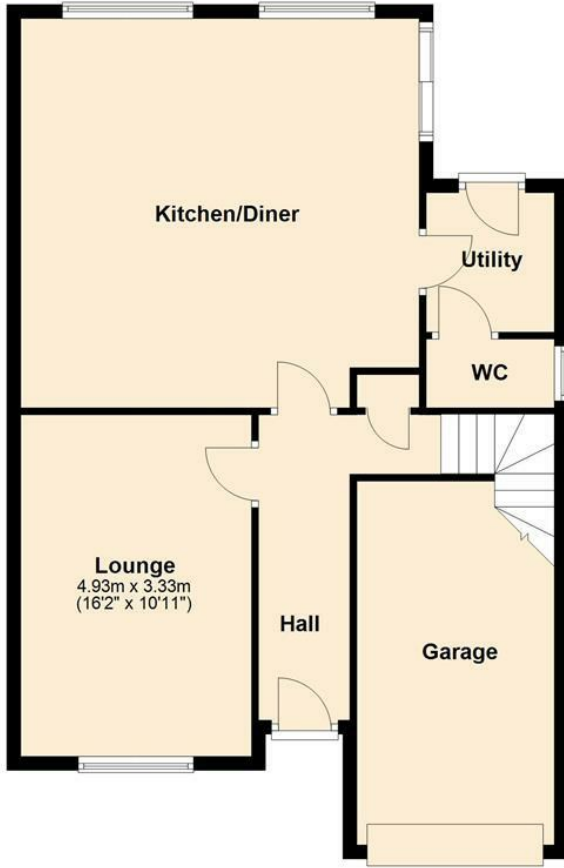
### Opening Hours

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



### Ground Floor

Approx. 79.9 sq. metres (860.3 sq. feet)



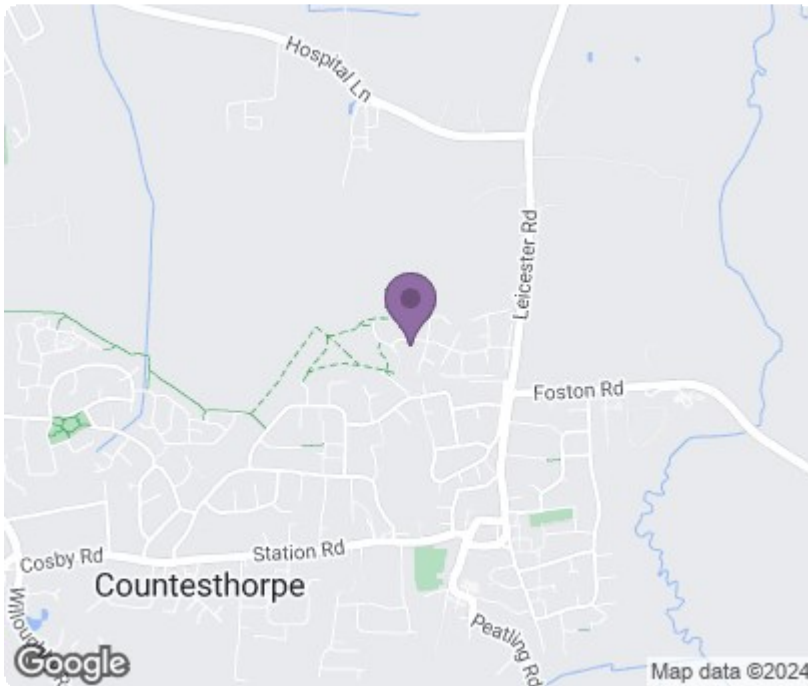
### First Floor

Approx. 60.1 sq. metres (647.3 sq. feet)



Total area: approx. 140.1 sq. metres (1507.6 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>                          |  |                         | <b>91</b> |
| (81-91) <b>B</b>                            |  | <b>81</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 |           |

| 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>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |