



16 Coventry Road, Leicester, LE19 2GR

£499,000

RARELY AVAILABLE! This **OUTSTANDING** and deceptively spacious Victorian terraced family home is situated centrally within the Village of Narborough. Dating back to the mid 1800's, the property retains a wealth of charm and character throughout and has well appointed and flexible accommodation briefly comprising: Hallway, Kitchen, Dining Room, Living Room, two Reception Rooms, Shower Room, Cellar, five Bedrooms, Bathroom, Separate W/C, Outside: Rear garden separated into two low maintenance areas.

Front reception Room

10'0" x 8'10" (3.07 x 2.71)

Double glazed window to the front, radiator.

Sitting Room Room

12'1" x 8'10" (3.69 x 2.71)

Double glazed window to the front, radiator, door to outside.

Shower Room

Double glazed window to the side, w/c, sink, shower cubicle with electric shower.

Kitchen

14'0" x 8'10" (4.27 x 2.71)



A range of base level and eye level cupboards, rolled edge worktops, gas hob, electric oven, double sink and drainer, original quarry tiled flooring. Wooden Sash window to the side, radiator. Door to pantry.

Pantry

Door to cellar.

Hall



Stairs off rising to the first floor, doors to dining room, living room, kitchen and outside. Radiator.

Dining Room

13'11" x 14'6" (4.26 x 4.43)



Wooden Sash Window to the front, radiator.

Living Room

13'10" x 15'4" (4.22 x 4.68)



Wooden Sash Bay window to the rear, open fireplace, 2 x radiators.

Stairs To first floor

Landing



Doors to bathroom, separate w/c and bedrooms.

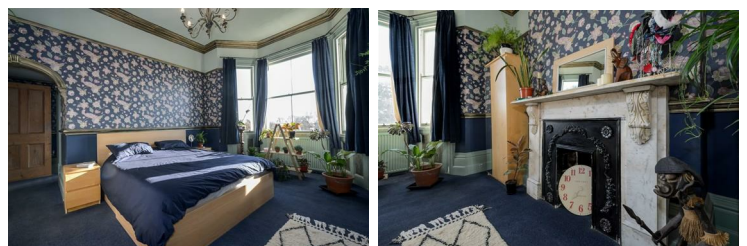
Stairs to 2nd Landing



Leading to Master bedroom, Bedroom 2, bedroom 3/office.

Master Bedroom

13'10" x 21'1" (4.22 x 6.43)



Wooden Sash Bay Window to the rear, feature marble fireplace, radiator.

Bedroom 2
13'11" x 14'6" (4.26 x 4.44)



Wooden Sash Window to the front, feature fireplace, Radiator.

Bedroom 3/Office
10'0" x 6'9" (3.07 x 2.06)



Wooden Sash Window to the rear, radiator, storage cupboard.

Separate WC



Window to the side aspect, w/c, sink.

Bathroom



Wooden Sash Window to the side aspect, low level w/c, sink, panelled bath with shower over. Radiator

Bedroom 4
11'0" x 12'2" (3.37 x 3.71)



Wooden Sash Window to the side aspect, radiator, loft access.

Bedroom 5
10'0" x 8'10" (3.07 x 2.71)



Wooden Sash Window to the front aspect, feature fireplace, radiator.

Cellar Room 1
14'4" x 15'4" (4.37 x 4.69)

Cellar Room 2
13'5" x 14'5" (4.11 x 4.40)

Garden



The enclosed rear garden is separated into two main area. One is largely stoned with mature and well tended areas of planting and patio area, whilst the other has steps leading to recently relaid turf and additional patio area.

To the front of the property on street parking is available by way of a permit which is arranged through the local Council.

Section 21

Section 21 of the Estate Agents Act 1979 applies in this instance, as the seller is an employee/relationship/director with Carlton Estates.

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

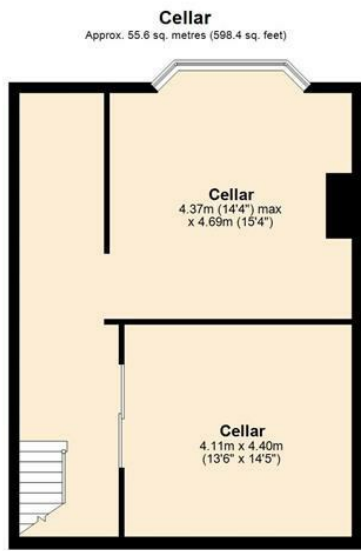
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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





Total area: approx. 248.7 sq. metres (2677.4 sq. feet)
This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.



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			
		44	82
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		