

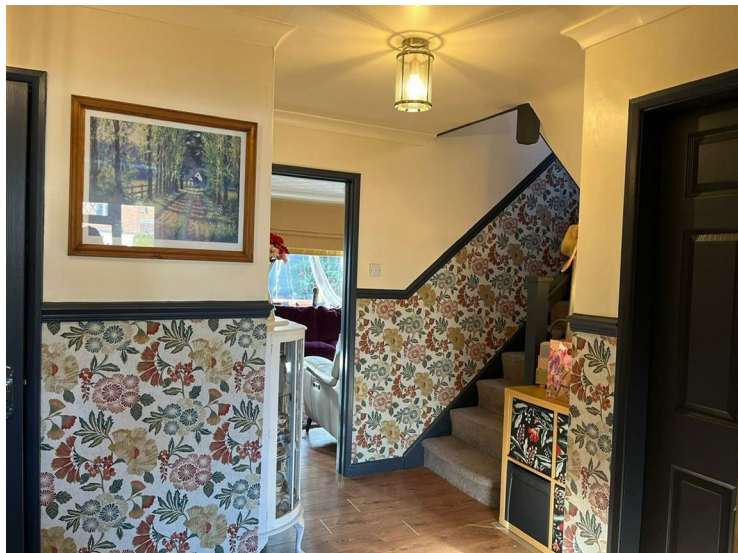


## 74 Carlton Avenue, Leicester, LE19 2DE

**£340,000**

This property has been maintained to an exceptional standard by the current vendors and has well appointed and spacious accommodation briefly comprising: Hallway, Downstairs cloakroom, Living room, L-shaped dining kitchen, Study / Utility. To the first floor: FOUR BEDROOMS and a Family bathroom. Outside: enclosed, private and low maintenance rear garden, a large (4.5m x 2.7m), air-conditioned HOME OFFICE, and AMPLE driveway parking.

### Entrance Hallway



Wood laminate flooring, feature six panel bi-folding internal doors to the kitchen. Doors off to the downstairs cloakroom, living room, study, and an under stairs storage cupboard. Stairs off to the first floor, radiator.

### L Shaped Dining Kitchen

19'1" x 12'3" max (5.82 x 3.73 max)

Fitted with a quality range of base and eye level units with rolled top work surfaces, tiled splash backs and a stainless steel sink and drainer unit with mixer tap. Built in double electric oven with gas hob and extractor over, integral dishwasher, washing machine and tumble dryer. Tiled ceramic floor, ceiling inset lights, two windows to the front aspect, and a radiator.

### Additional Image



### Additional Image



### Living Room

19'0" x 11'7" (5.79 x 3.53)



With a window to the rear aspect and double opening French doors to the garden patio area, feature fireplace with marble back and hearth with real flame coal burning effect gas fire with cherry wood surround and display mantle, fitted shelving with display lighting, radiator.

### Additional Image



## Additional Image



## Study / Utility

7'0" x 6'10" (2.13 x 2.08)

With an obscure window to the side aspect, this versatile room has previously been used as a utility, study and a snug.

## Ground Floor W/C



Having been fitted with a low level w/c, pedestal hand wash basin and a heated towel rail / radiator. Built in cupboards, ceramic tiled floor and extractor.

## First Floor Landing

With doors off to all first floor accommodation and the airing / storage cupboard, access to the loft, and an obscure window to the side aspect.

## Master Bedroom

11'10" x 10'11" (3.61 x 3.33)



With a window to the rear aspect, fitted wardrobes offering ample storage space and radiator.

## Bedroom Two

8'11" x 8'0" (2.74 x 2.44)



With a window to the front aspect, radiator.

## Bedroom Three

9'10" x 7'8" (3.02 x 2.36)



With a window to the front aspect, radiator.

**Bedroom Four**  
8'11" x 8'0" (2.72 x 2.44)



With a window to the rear aspect, radiator. Currently used as an office but has previously been used as a double bedroom.

**Family Bathroom**

Having been re-fitted with a low level w/c, inset wash basin with storage under, a separate walk-in shower cubicle and a paneled bath. There is a feature mirrored television, a window to the side aspect and a radiator.

**Additional Image**

**Outside**



The enclosed and private rear garden is laid mainly to an artificial turfed finish with raised surrounding borders and a paved patio area. There is a large, airconditioned home office (2.7m x 4.5m) benefitting from 12 power sockets, which can be included in a sale.

To one side of the property is a large timber shed and to the other is gated access.

To the front of the property is driveway parking.

**Additional Image**



**Additional Image**



**Additional Image**



## Additional Image



## General Information

The sought after suburb of Narborough is located to the south of the City of Leicester and is well known for its popularity in terms of convenience for ease of access to Junction 21 of the M1/M69 motorway network for travel north, south and west, the adjacent Fosse Park and Meridian Shopping, Entertainment, Retail and Business centres, the market towns of Market Harborough, Lutterworth and Hinckley, and the Nottingham East Midlands, Coventry and Birmingham International Airports. Narborough also offers a fine range of local amenities including shopping for day-to-day needs, schooling for all ages, a wide variety of recreational amenities and regular bus services to Leicester city centre.

## 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.

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10 GOOD reasons to choose Carlton Estates:

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- \* 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.

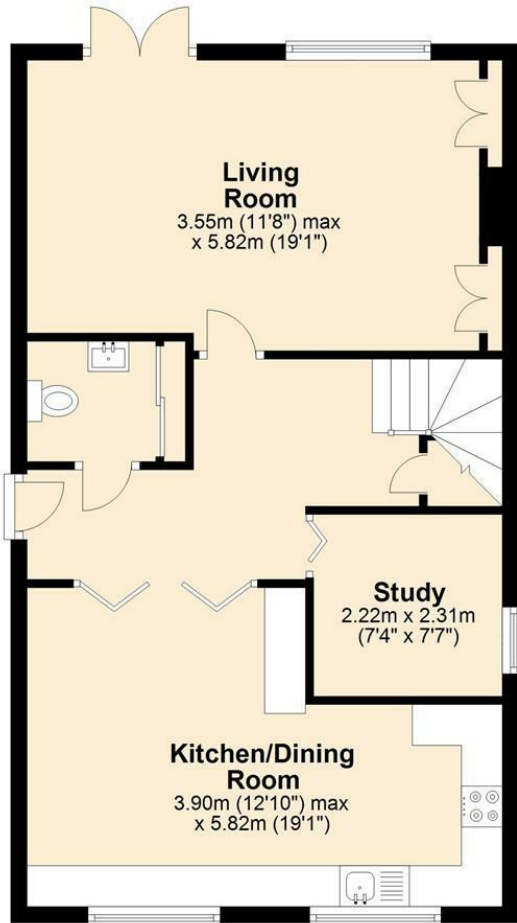
## Opening Hours

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



### Ground Floor

Approx. 60.3 sq. metres (648.9 sq. feet)



### First Floor

Approx. 46.8 sq. metres (503.5 sq. feet)



Total area: approx. 107.1 sq. metres (1152.3 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	

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>			
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