



12 Wentworth Avenue, Leicester, LE9 7NG

£464,950

THIS PROPERTY IS OUTSTANDING! Presented and maintained to an **EXCEPTIONAL** level by the current vendors, this detached family home, has **SPACIOUS** accommodation briefly comprising: Entrance hallway, Living room, Dining room, Dining kitchen, Utility, **STUDY**, Ground floor w/c. First Floor: Four **DOUBLE** bedrooms, **EN SUITE** and a Family bathroom. Outside: **VERY GENEROUS** rear garden, Driveway parking and a **DETACHED DOUBLE GARAGE!** Must be seen!

Additional Image



Living Room



With a bay window to the front aspect, double opening doors to the dining room, radiator.

Entrance Hallway



With doors off to all ground floor accommodations, stairs off rising to the first floor, tiled flooring which extends to each room, radiator.

Additional Image



Additional Image



Dining Room



With a window to the rear aspect, door to the kitchen, radiator.

Dining Kitchen



With a window to the rear aspect and double opening French doors to outside. The kitchen area is fitted with a modern range of eye level and base level storage units with worksurfaces over and tiled splashbacks. There is a fitted double electric oven, and gas hob with an extractor hood over together with a wine cooler. Door to the utility room, radiator.

Additional Image



Additional Image



Additional Image



Utility



With a door to outside, space / plumbing for an American style fridge / freezer and washing machine. Radiator.

Study



With a window to the front aspect, radiator.

Ground Floor W/c



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

First Floor Landing



With doors off to all first floor accommodation and access to the boarded loft space. Radiator.

Bedroom One



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

Additional Image

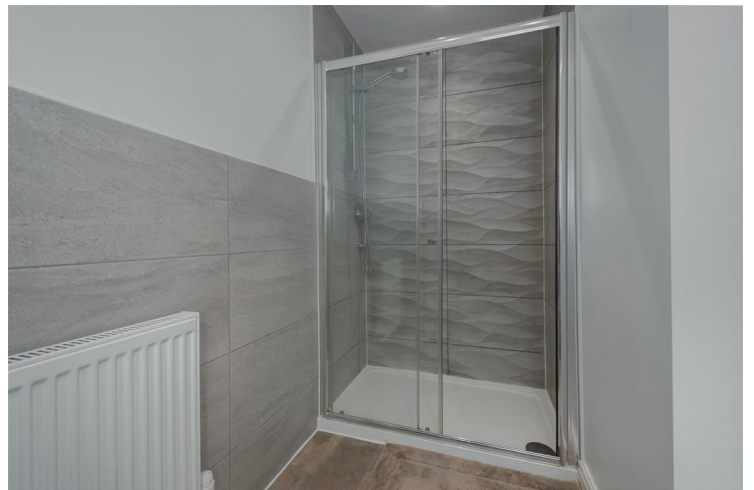


En Suite



With a window to the side aspect, fitted with a low level w/c, inset wash basin with storage under and a large walk-in shower cubicle. Radiator.

Additional Image



Bedroom Two



With a window to the rear aspect, radiator.

Bedroom Four



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

Bedroom Three



With a window to the front aspect, radiator.

Family Bathroom

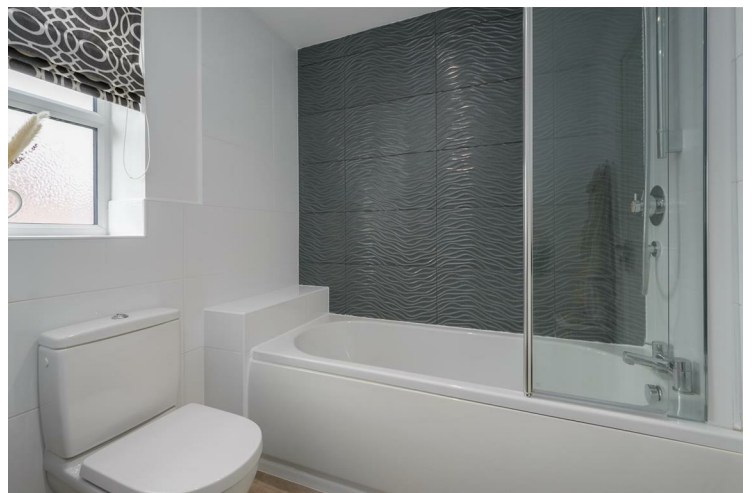


With a window to the rear aspect, fitted with a low level w/c, wash basin and a bath with shower over and glass screen. Radiator.

Additional Image



Additional Image



Outside



A particular feature of this property is the plot on which it sits. The generous rear garden is laid largely to lawn with a paved patio area. To the side of the property is a good sized tarmac driveway and a detached double garage.

Additional Image



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.

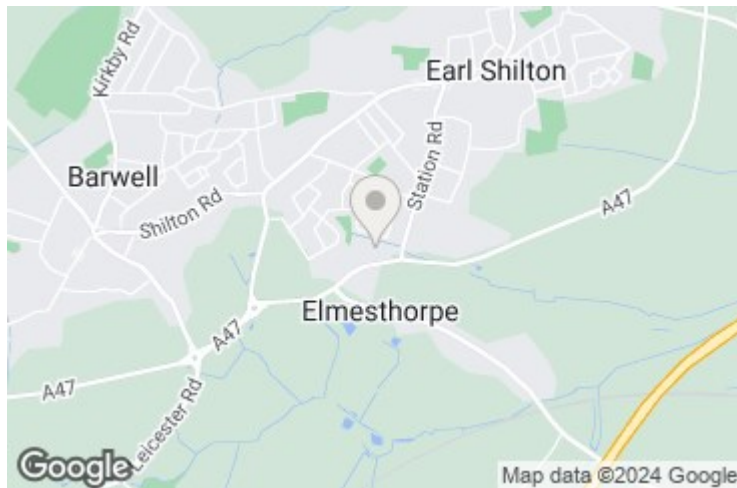
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(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.

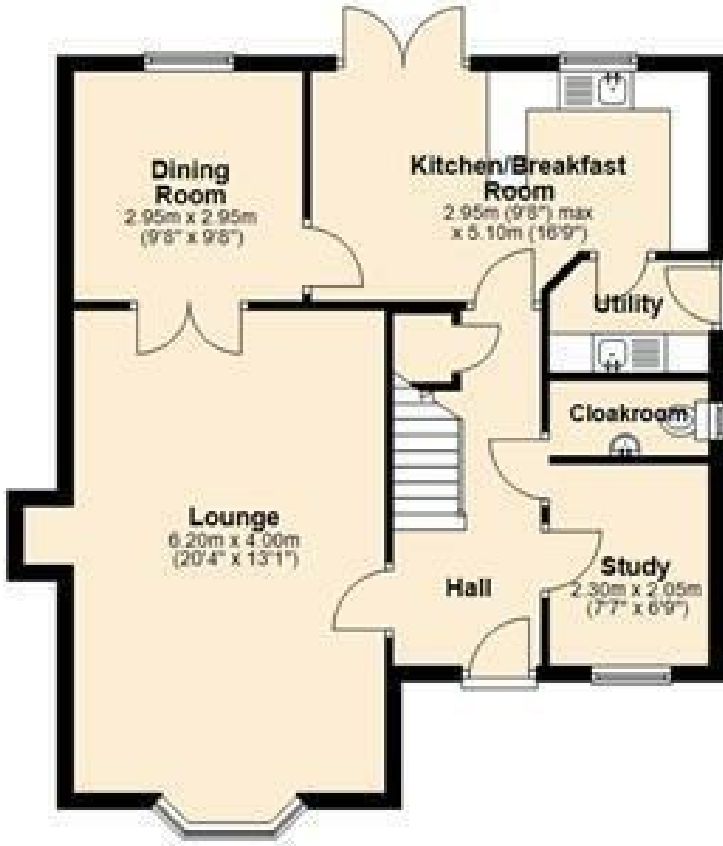
Opening Hours

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



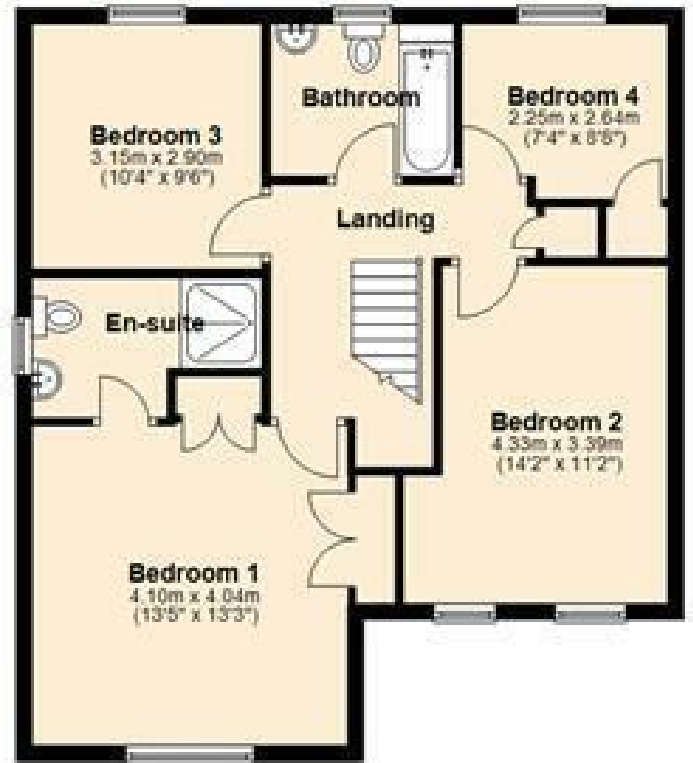
Ground Floor

Approx. 68.7 sq. metres (739.0 sq. feet)



First Floor

Approx. 67.7 sq. metres (729.0 sq. feet)



Total area: approx. 136.4 sq. metres (1468.0 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) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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