



1 Thurlaston Lane, Leicester, LE9 3HD

£629,950

Situated on a plot of approximately ONE ACRE! This property, whilst in need of general modernisation, offers **MASSES OF POTENTIAL** for a significant **EXTENSION** and / or **DEVELOPMENT**, (subject to obtaining the necessary planning consent). The accommodation offered briefly comprises: Hallway, Kitchen/Dining Area, Two Sitting Rooms, Utility, and a Shower room. First Floor: **FIVE BEDROOMS**, Family Bathroom, Separate wc. **OUTSIDE**: The extensive grounds include a large area of lawn, a paved area, extremely mature shrubbery, and trees, together with **TWO SEPARATE GARAGES**.

Additional Image



Bedroom

6'05" x 6'04" (1.96m x 1.93m)

Bathroom

14'6" x 8'4" (4.43m x 2.56m)

Outside

A particular feature of this property is the plot on which it sits,. Subject to obtaining the necessary planning consent, the property could be significantly extended / developed.

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Entrance Hallway



Living Room

16'7" x 11'1" (5.06m x 3.40m)

Additional Image

Sitting Room

14'11" x 20'0" (4.57m x 6.10m)

Dining Kitchen

16'7" x 8'10" / 7'3" x 11'11" (5.06m x 2.71m / 2.23m x 3.65m)

Additional Image

Additional Image

Utility

Shower Room

First Floor Landing

Bedroom

14'11" x 10'11" (4.55m x 3.33m)



Bedroom

13'06"(plus robes) x 9'10" (4.11m(plus robes) x 3.00m)

Bedroom

9'06" x 8'09" (2.90m x 2.67m)

Bedroom

11'01" x 9'10" (3.38m x 3.00m)

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.

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.

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.

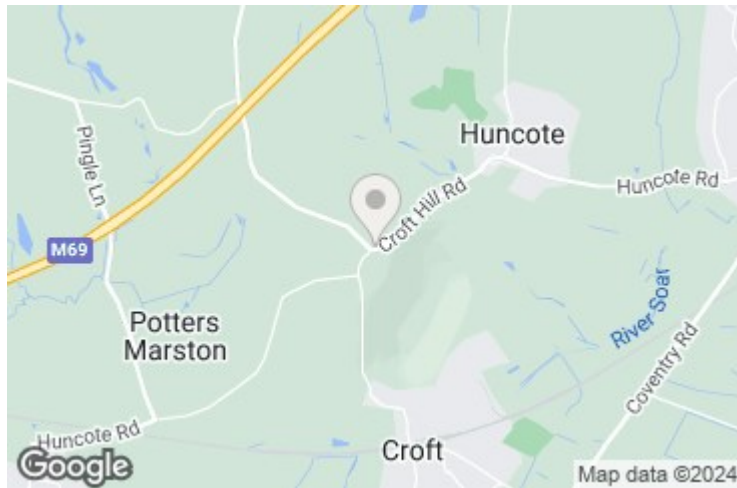
Our guarantee to you is that through our professionalism and attention to detail in every respect, we will endeavor to ensure the entire process is as straight forward and hassle free as possible.

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

Opening Hours

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



Ground Floor

Approx. 83.7 sq. metres (900.5 sq. feet)



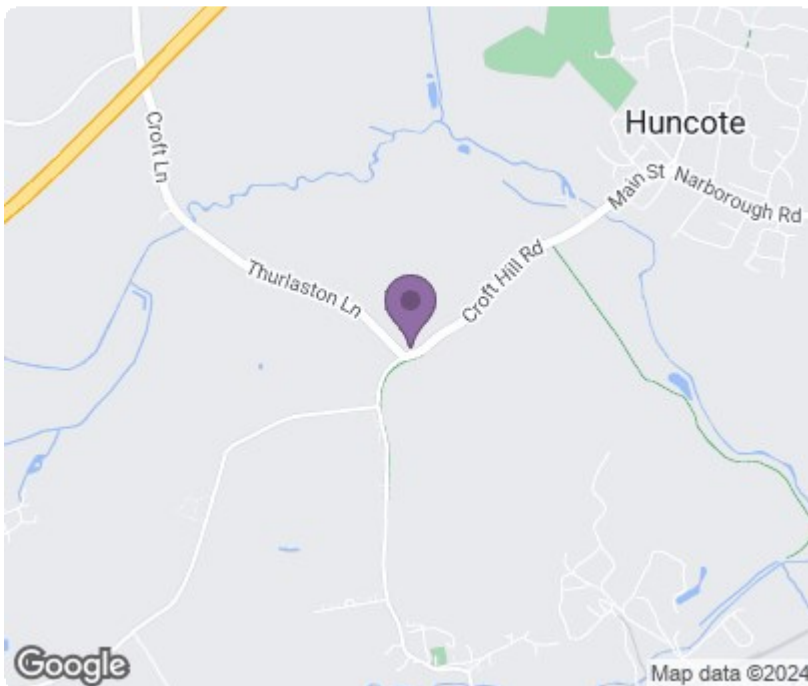
First Floor

Approx. 76.7 sq. metres (825.6 sq. feet)



Total area: approx. 160.4 sq. metres (1726.1 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	
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