



2c Victoria Street, Leicester, LE19 2DP

Offers Over £320,000

NO CHAIN - Constructed in 2022, this beautifully maintained and spacious detached family home is situated in the Heart of Narborough Village. The well appointed accommodation briefly comprises: Entrance hallway, Living room, Dining kitchen, Utility, Ground floor w/c. First Floor: Three bedrooms, En suite and a Bathroom. Outside: Enclosed rear garden, Garage and Driveway parking. This property further benefits from Solar Panels!

Entrance Hallway



Entered via a composite door, the hallway has doors leading off to all ground floor accommodation as well as under-floor heating throughout.

Living Room



With a window to the front aspect, and double opening doors to the rear garden. The lounge benefits from an under-floor heating system.

Additional Image



Dining Kitchen



The kitchen is fitted with a range of wall and base units with complimentary worksurfaces over, electric oven and hob with extractor over, fridge/freezer and integrated dishwasher. There is a window to the front and rear aspect, as well as a door leading to the utility. The Kitchen Diner, has under-floor heating throughout.

Additional Image



Additional Image



Additional Image



First Floor Landing



Utility



The utility is fitted with a range of wall and base units, together with space/plumbing for a washing machine and tumble dryer. There is additional under stair storage and a door leading out to the rear garden. The Utility also has under-floor heating throughout.

Ground Floor W/c



Fitted with low level WC, wash basin and heated towel rail. The downstairs toilet also benefits from an under-floor heating system.

With a window to the rear aspect, access to the loft space, doors off to all first floor accommodation and a radiator.

Bedroom



With a window to the rear aspect, door leading to en-suite, radiator.

En Suite



Fitted with a low level w/c, wash hand basin and shower cubicle, heated towel rail, window to the front aspect.

Bedroom



With a window to the front aspect, radiator.

Bedroom



With a window to the rear aspect, radiator.

Family Bathroom

Fitted with a low level w/c, sink in vanity unit and bath with shower over, window to the front aspect.

Outside



There is an enclosed rear garden with a patio area and mainly laid to lawn, gate giving access to the front of the property. To the front is driveway parking for three cars and access to the garage.

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.

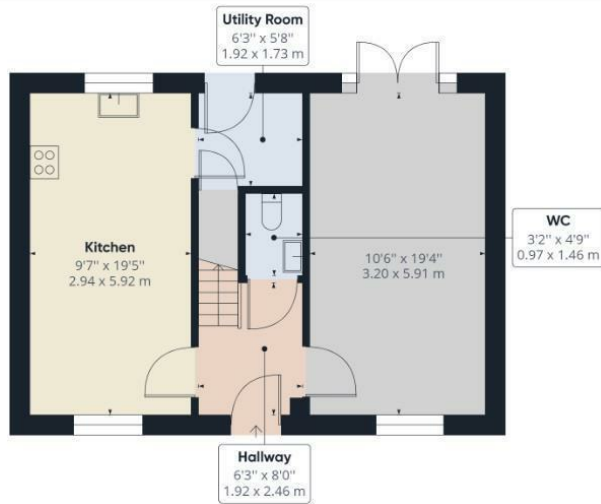
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(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

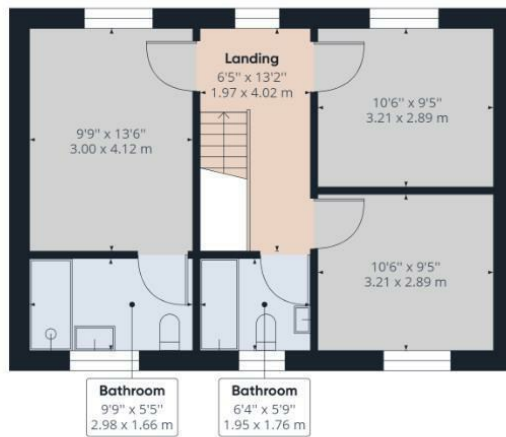
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm





Ground Floor Building 1

Approximate total area⁽¹⁾
1012.30 ft²
94.05 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

