



44 Hill View Drive, Leicester, LE9 1US

£240,000

NO CHAIN! Whilst in need of some general modernisation, this property sits in the highly regarded South Leicestershire village of Cosby and has spacious accommodation briefly comprising: Entrance hallway, Living room, Dining room, Kitchen. First Floor: Three bedrooms and a Bathroom. Outside: Generous rear garden, Garage and Driveway parking. **MUST BE SEEN!**

Entrance Hallway



With stairs off rising to the first floor, and a door to the living room. Radiator.

Dining Room



With doors to outside and the kitchen. Radiator.

Living Room



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

Kitchen



With a window overlooking the rear garden and a door giving outside access. Fitted with a range of eye level and base level storage units with rolled edge worksurfaces, tiled splashbacks and space / plumbing for a range of white goods.

Additional Image



First Floor Landing

With a window to the side aspect and doors off to all first floor accommodation.

Bedroom



With a window to the front aspect, radiator.

Bathroom / Wetroom



With a window rear aspect, fitted with a low level w/c, wash basin and shower area. Radiator.

Bedroom



With a window to the rear aspect, radiator.

Outside



The enclosed and generous rear garden is laid largely to pavings and ornamental garvel. To the front of the property is driveway parking which inturn leads to the garage.

Bedroom



With a window to the front aspect, radiator.

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.

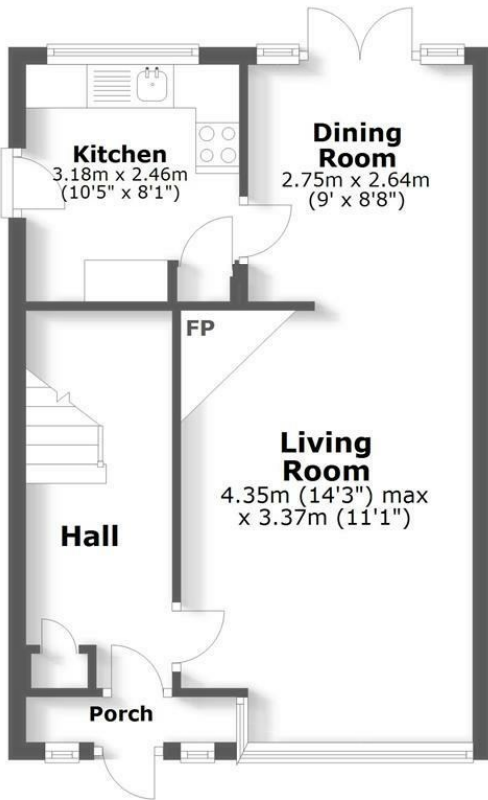
Opening Hours

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



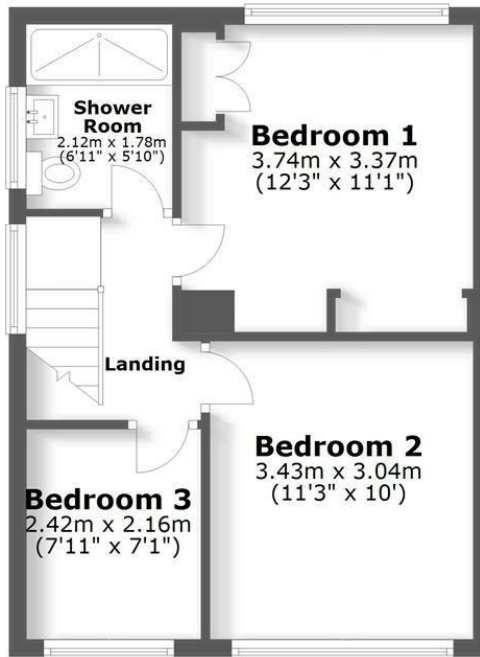
Ground Floor

Approx. 41.5 sq. metres (446.2 sq. feet)



First Floor

Approx. 37.7 sq. metres (406.1 sq. feet)



Outbuilding

Approx. 13.8 sq. metres (148.7 sq. feet)



Total area: approx. 93.0 sq. metres (1000.9 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very 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	
59	84
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	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
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