

101 Forest Road, Leicester, LE9 3BH

£349,950

A modern detached family home situated within a small development on the outskirts of the ever popular South Leicestershire village of Huncote. Situated on an enviable plot, the spacious accommodation briefly comprises: Entrance hallway, Living room, Dining kitchen, Utility, Ground floor w/c. First Floor: Three good sized bedrooms, An en-suite and a Family bathroom. Outside: Very generous rear garden, Driveway parking and a Garage.

Entrance Hallway



With door leading to all first floor accommodation, stairs rising to the first floor, radiator.

Living Room



With a window to the front aspect, double opening patio doors leading to the rear garden, radiator.

Additional Image



Dining Kitchen



With windows to the front and rear aspect, and a door leading to the utility, radiator.

The kitchen is fitted with a range of eye and base level units, there is a built in fridge freezer, dishwasher, electric oven, gas hob and extractor hood over.

Additional Image



Additional Image



Utility



The Utility has a door that leads to the rear garden, additional cupboard units and space/plumbing for a washing machine and tumble dryer.

Ground Floor Wc



With a low level wc, pedestal wash basin, radiator.

First Floor Landing



With a window to the rear aspect, doors leading to all first floor accommodation, radiator.

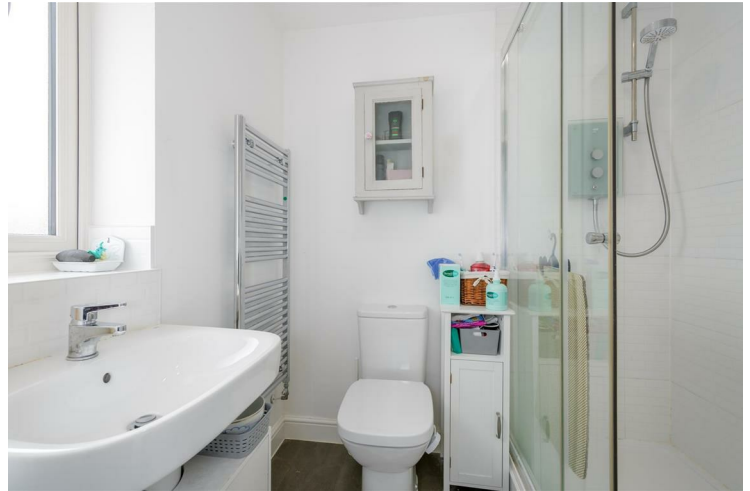
Bedroom

With a window to the front aspect, and a door leading the the ensuite, the bedroom is fitted with built in wardrobes and a radiator.

Additional Image



En Suite



With an obscure glass window to the rear aspect, the ensuite is fitted with a low level wc, pedestal wash basin, shower cubicle and a heated towel rail/radiator.

Bedroom



With a window to the front aspect, built in wardrobes, radiator.

Bedroom



With a window to the rear aspect, radiator.

Family Bathroom



With an obscure glass window to the front aspect, the bathroom is fitted with a low level wc, pedestal wash basin, bath, with a shower and screen over, and it is tiled throughout.

Outside



To the side of the property there is a garage, along with driveway parking for multiple cars.
The rear garden is laid mainly to lawn, with a decked area at the back of the garden, along with a large shed.

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.

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 - * 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.

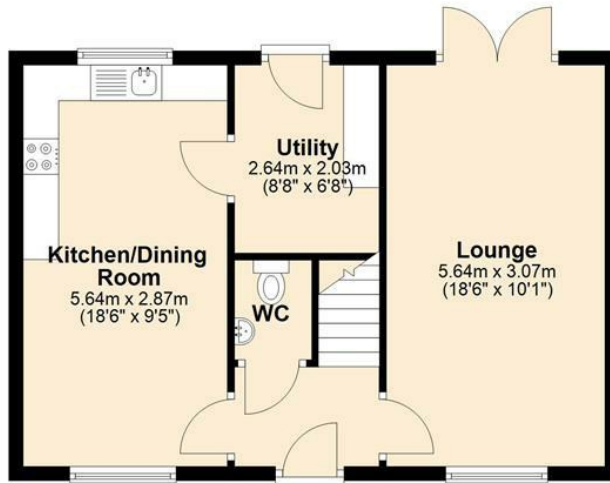
Opening Hours

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



Ground Floor

Approx. 46.1 sq. metres (496.1 sq. feet)



First Floor

Approx. 46.0 sq. metres (494.8 sq. feet)



Total area: approx. 92.1 sq. metres (991.0 sq. feet)

This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
83	94
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	