



25 Station Road, Leicester, LE19 2HS

Offers Over £380,000

THIS PROPERTY IS OUTSTANDING! Situated in the ever popular South Leicestershire village of Littlethorpe, this substantial and deceptively spacious PERIOD family home is offered For Sale with NO UPWARD CHAIN! The spacious and flexible accommodation, which retains a wealth of CHARM AND CHARACTER, briefly comprises: FOUR RECEPTION rooms, Kitchen, Utility room / Wc, Garden room, Four DOUBLE BEDROOMS (with En suite and Dressing area to the master), Family bathroom and a Cellar. Outside: Enclosed rear garden and a LARGE TANDEM GARAGE. Please Note - The vendors, subject to negotiation, are happy to arrange for some redecoration works to be carried out prior to completion to meet the buyers requirements.

Additional Image



Reception Room



Reception Room



With a window to the front aspect, feature Dowling multi-fuel burning stove with a brick surround, fitted wood store, stairs off rising to the first floor, radiator.

Additional Image



Reception Room

Additional Image



With a window to the front aspect, radiator.

Dining Room



With a window to the side aspect and a door to outside, storage cupboard housing the boiler and an opening to the kitchen, radiator.

Additional Image



Kitchen



With a window to the rear and to the side aspect, fitted with a range of eye level and base level storage units with work surfaces over with space for a fridge / freezer. Radiator.

Additional Image



WC



With a window to the rear aspect w/c, and a hand wash basin, together with plumbing / space for a washing machine.

First Floor Landing

With doors off to all first floor accommodation.

Garden Room



This room is a particular feature of the property, with a glazed rear elevation overlooking the rear garden and large doors leading to the terrace.

Additional Image



Bedroom One



With a window to the front aspect, archway to the dressing area and en suite, radiator.

Terrace



Laid to artificial turf, this private area is ideal for relaxation and / or entertaining.

Dressing Area

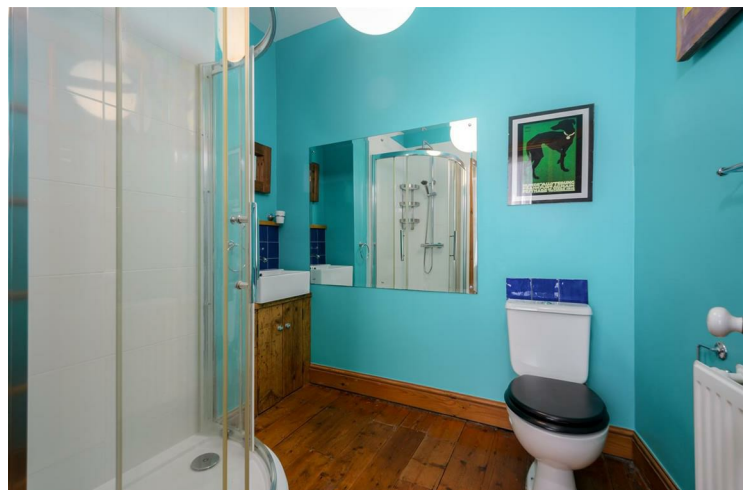


With a window to the front aspect and a door to the en suite.

Additional Image



En Suite



Fitted with a low level w/c, inset wash basin with storage under and a shower cubicle. Radiator.

Bedroom Two



With a window to the front aspect, storage cupboard, radiator.

Bedroom Four



With windows to the rear and side aspects, built-in storage cupboard, radiator.

Bedroom Three



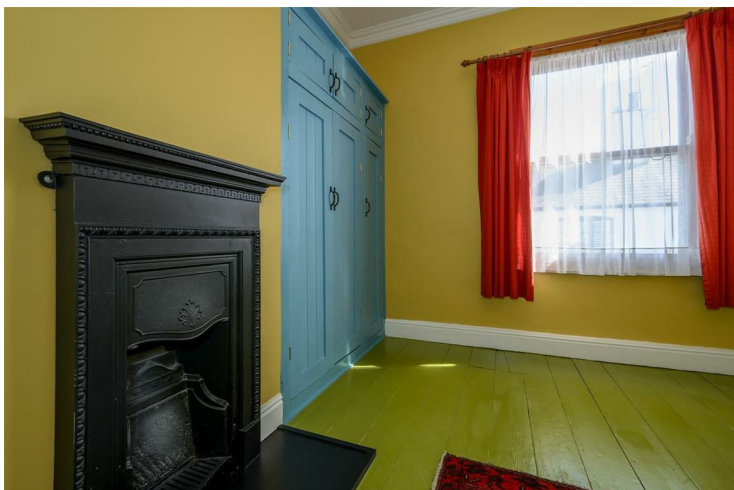
With a window to the front aspect, two fitted storage cupboards one with access to the loft space, radiator.

Family Bathroom



With a window to the side aspect, fitted with a low level wc, wash basin, free standing bath and a separate shower cubicle. Radiator.

Additional Image



Additional Image



Outside



The enclosed and private rear garden is laid largely to lawn with mature surrounding borders, a paved patio area and access to the large tandem garage.

Additional Image



Additional Image



Additional Image



Cellar



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.

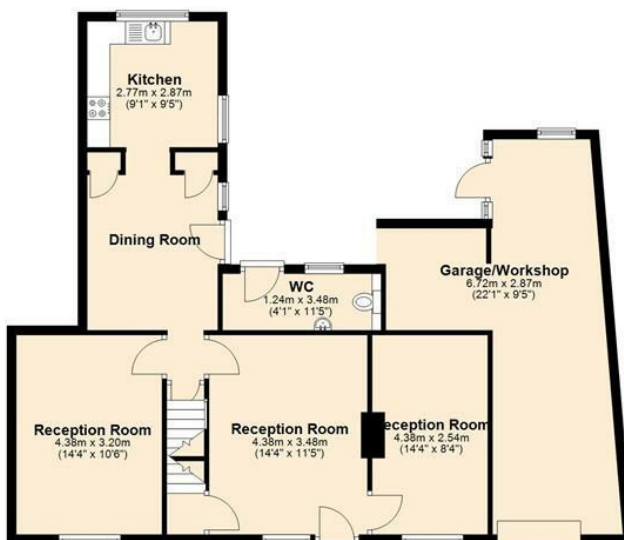
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

Opening Hours

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



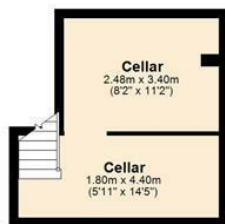
Ground Floor
Approx. 97.7 sq. metres (1051.2 sq. feet)



First Floor
Approx. 105.8 sq. metres (1138.8 sq. feet)



Basement
Approx. 16.7 sq. metres (179.7 sq. feet)



Total area: approx. 220.2 sq. metres (2369.8 sq. feet)

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



| 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 | | | |
| 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 | | | |
| England & Wales | | EU Directive 2002/91/EC | |