



21 Fox Covert, Leicester, LE8 6ZY

£289,950

A beautifully presented three bedroomed semi detached home in the ever popular village of Whetstone, within the catchment of Badger Brook School. The property has been maintained and updated to an excellent standard by the current vendors and has accommodation briefly comprising: Entrance hall, Living room, Dining kitchen, Conservatory, Ground floor bedroom / additional reception room, and a w/c. First Floor: Three bedrooms and a Bathroom. Outside: Enclosed rear garden and Driveway parking.

Entrance Hall

With a door to the ground floor w/c and the living room, radiator.

Living Room



With stairs off rising to the first floor, doors to the kitchen and converted garage, a window to the front aspect, radiator.

Additional Image



Additional Image



Conservatory



This excellent addition to the property provides a further versatile living space, with windows overlooking the rear garden and doors to outside.

Study / Playroom



Formerly the garage, with a window to the rear aspect, WiFi ceramic heater, and a door to outside.

Dining Kitchen



Fitted with a range of modern eye level and base level storage units with worksurfaces over and tiled splash backs. There are two fitted electric ovens and an electric hob with an extractor hood over, together with an integral dishwasher and space / plumbing for a washing machine and fridge / freezer.

Ground Floor Wc



With a window to the front aspect, fitted with a low level w/c and a wash basin with storage under. Radiator.

Additional Image



First Floor Landing



With doors off to all first floor accommodation.

Bedroom Two



With a window to the front aspect, radiator.

Bedroom One



With a window to the rear aspect, radiator.

Bedroom Three



With a window to the front aspect, radiator.

Family Bathroom



With a window to the rear aspect, fitted with a low level w/c, wash basin and a bath with shower over and glass screen. Radiator.

Additional Image



Outside



The enclosed and extremely well-maintained rear garden is laid to a combination of artificial turf, pavings and timber decking, together with the addition of a timber-built bar area, creating a low maintenance and peaceful setting. To the front of the property is ample driveway parking and access to the remainder of the garage.

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.

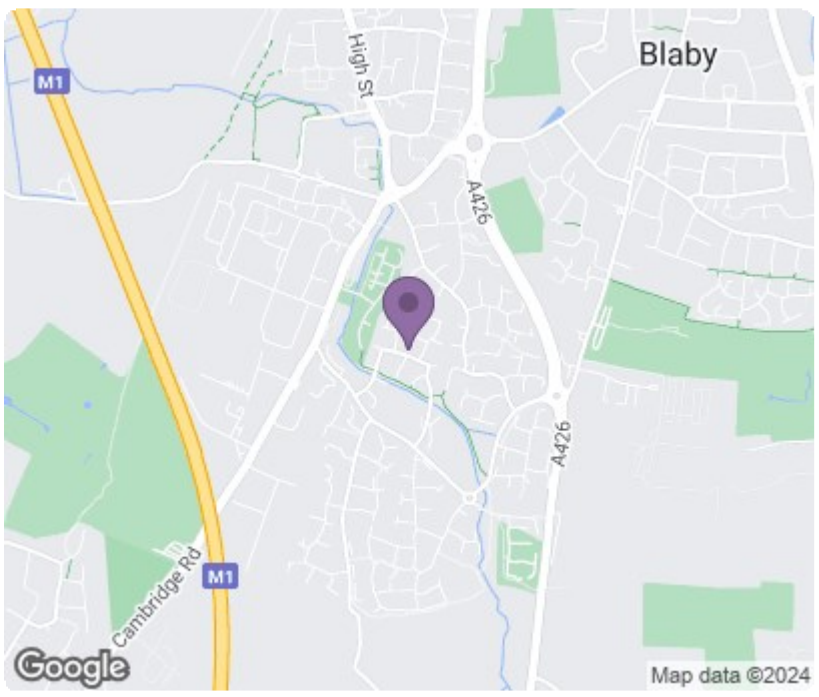
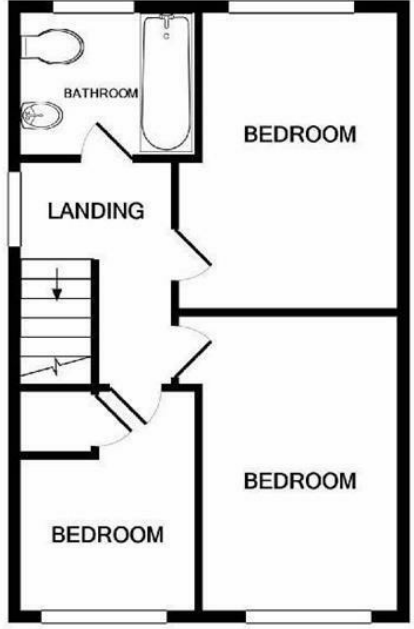
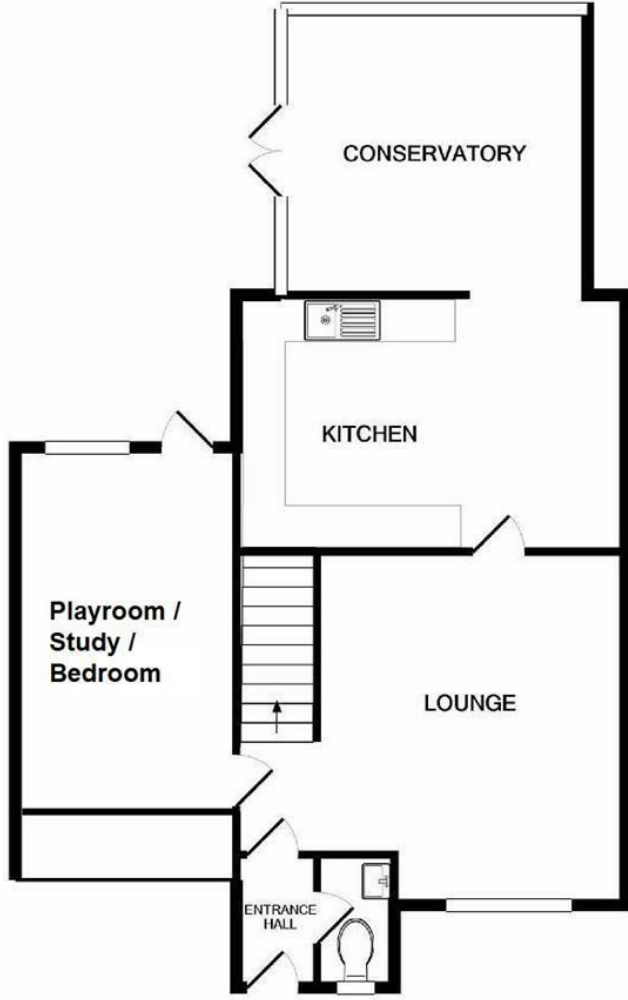
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(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





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	