



9 Pinewood Close, Leicester, LE8 5TS

£249,950

NO CHAIN - Situated at the head of a quiet cul de sac, this **BUNGALOW** has undergone a range of **REFURBISHMENTS** and now has **BEAUTIFULLY APPOINTED** accommodation briefly comprising: Entrance porch, Hallway, Modern kitchen, Living room, Good sized main bedroom, Additional bedroom / reception room with a Wet room and **CONSERVATORY** off. Outside: Very well maintained front and rear gardens together with driveway parking and a **GARAGE!**

Porch

Hallway

With loft hatch, radiator and doors leading to:

Living Room

With a large window to the front aspect, radiator.

Additional Image

Dining Kitchen

With a window to the front and side aspect and a door giving access to the hallway, the kitchen is fitted with a range of base level units with a fitted electric oven and hob, space for an fridge/freezer and space/plumbing for a washing machine/dishwasher, radiator.

Additional Image

Bedroom

With a window to the rear aspect, radiator.

Bedroom / Additional Reception

This room could be used as a bedroom and / or additional sitting room. With a window and a door leading to the conservatory and a door leading to the bathroom, radiator.

Wet Room

Fitted with a wash basin, WC, an electric shower and a radiator.

Additional Image

Conservatory

With doors leading to the garden and a radiator.

Outside

The enclosed and very well tended rear garden is laid mainly to lawn with mature borders containing a mixture of flowers, plants and shrubbery.

To the front of the property is a further area of lawn, driveway parking and a detached garage with electric door.

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



