



9 Herdsmans Close, Leicester, LE19 2AE

£249,950

NO CHAIN - Situated within a quiet cul de sac in the ever-popular South Leicestershire village of Littlethorpe, this well presented DETACHED family home has accommodation briefly comprising: Entrance, Living room, Dining room, Kitchen. First Floor: Three bedrooms and a Bathroom. Outside: Enclosed rear garden and Driveway parking.

Entrance Hallway

With a door to the living room and storage

Living Room

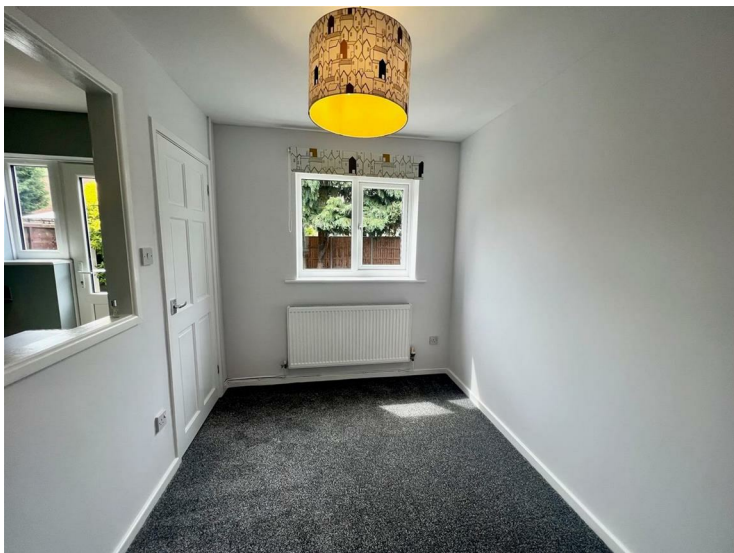


With a window to the front aspect, stairs off rising to the first floor, door to the dining room, radiator.

Additional Image



Dining Room



With a window to the rear aspect, opening to the kitchen, radiator.

Additional Image

Kitchen



With a door to outside, the kitchen is fitted with a range of eye level and base level storage units with work surfaces over. There is a fitted electric oven and hob together with space / plumbing for a washing machine.

First Floor Landing

With doors off to all first floor accommodation.

Bedroom One



With a window to the front aspect, fitted wardrobes, radiator.

Bedroom Two



With a window to the rear aspect, fitted wardrobes, radiator.

Bedroom Three



With a window to the front aspect, radiator.

Bathroom



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

Outside



The enclosed rear garden is laid mainly to lawn with surrounding borders and a paved patio area. To the front of the property is a further area of lawn and driveway parking.

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

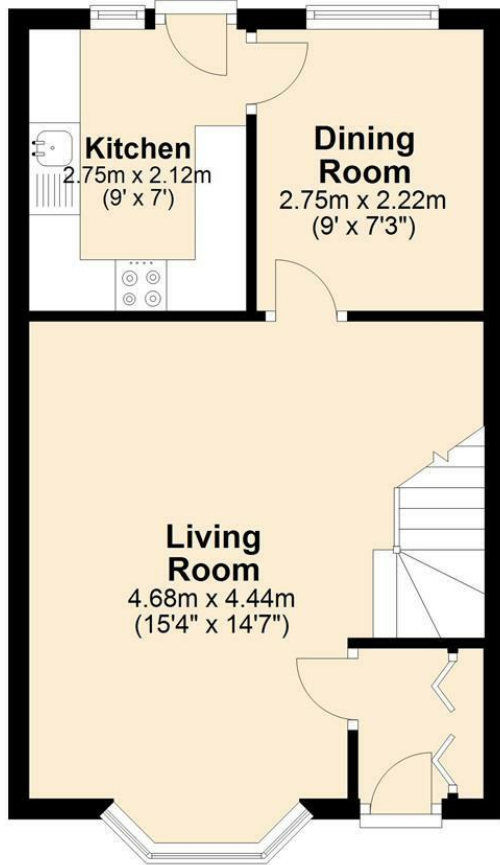
Opening Hours

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



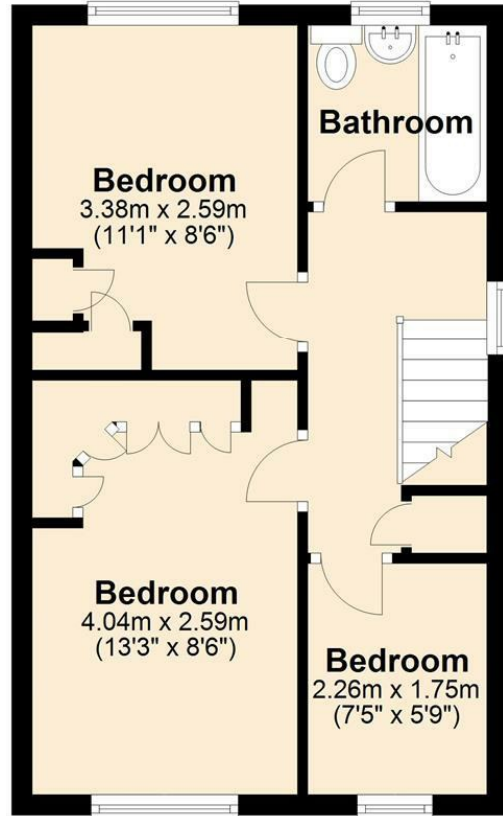
Ground Floor

Approx. 33.7 sq. metres (362.3 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.9 sq. feet)



Total area: approx. 67.1 sq. metres (722.2 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		67	
(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			85
(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	