



**2 Sandhill Drive, Leicester, LE19 2LP**

**Offers Over £250,000**

**NO CHAIN - A well presented and SIGNIFICANTLY EXTENDED family home situated in a popular location with FLEXIBLE accommodation briefly comprising: Entrance porch, Hallway, Living room, Dining room, Breakfast kitchen, Ground floor w/c. First Floor: Three good sized bedrooms and a bathroom. Externally, there is LARGE covered area, a GARAGE and a Driveway.**

### Additional Image

#### Porch

Via a Upvc and obscured glass panelled door with a further door to the hallway.

#### Hallway



With a window to the side aspect, stairs off rising to the first floor and doors to the living room and dining room. Radiator.

#### Living Room



With a window to the front aspect, feature fireplace, double opening internal doors to the living room, radiator.

### Additional Image



### Dining Room



With a window to the side aspect and a door to the kitchen, storage cupboard housing the boiler, two radiators.

### Breakfast Kitchen



Fitted with a range of eye level and base level storage units with worksurfaces over and tiled splashbacks. There is a fitted oven and gas hob together with space / plumbing for a range of white goods. Radiator.

### Additional Image



### Additional Image

#### Inner Hallway

With a door to the ground floor w/c and to the outdoor covered area.

### First Floor Landing

With a window to the side aspect, access to the loft space and doors off to all first floor accommodation.

### Bedroom



With a window to the rear aspect, range of fitted wardrobes and storage units, radiator.

### Additional Image

### Bedroom



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

### Bedroom



With a window to the front aspect, radiator.

### Bathroom



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

### Outside

To the side of the property is a large timber-covered area laid to a tarmac finish, a garage to the rear, and a block paved area to the front allowing for vehicular standing is an entrance could be created.

### 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](http://www.carltonestates.co.uk)
- CALL US NOW ON 0116 284 9636

### Opening Hours

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



