



7 The Paddocks, Leicester, LE19 2JP

£229,950

NO CHAIN - This property, whilst in need of some general cosmetic attention, sits within the ever popular South Leicestershire Village of Littlethorpe and would make an **EXCELLENT BUY TO LET** or **FIRST-TIME BUY!** The accommodation briefly comprises: Entrance, Living room, Modern dining kitchen, **CONSERVATORY**, Three bedrooms and a Bathroom. Outside: Enclosed rear garden and Driveway parking.

Porch

Hallway

Living Room



With a window to the front aspect, stairs off rising to the first floor, door to the kitchen diner, radiator. The room also has a feature fireplace.

Additional Image



Dining Kitchen



With a window and door leading to the conservatory, with rear garden views. The kitchen is fitted with a range of eye and base level units with a gas hob and oven, and integrated fridge/freezer. Radiator.

Additional Image



Conservatory



With doors leading into the rear garden.

First Floor Landing



With doors leading to all first floor accommodation.

Bedroom



With a window to the front aspect, built in wardrobes, radiator.

Additional Image



Bedroom



With a window to the front aspect, built in wardrobes, radiator.

Bedroom



With a window to the rear aspect, built in wardrobes, radiator.

Bathroom



With an obscure glass window to the rear aspect, the bathroom is fitted with a low level w/c, wash basin and a shower enclosure.

Outside



The enclosed and low maintenance rear garden is paved with surrounding boarders. To the side of the property is driveway parking, access to the garden and a shed.

Additional Image



Additional Image



- * 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

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.

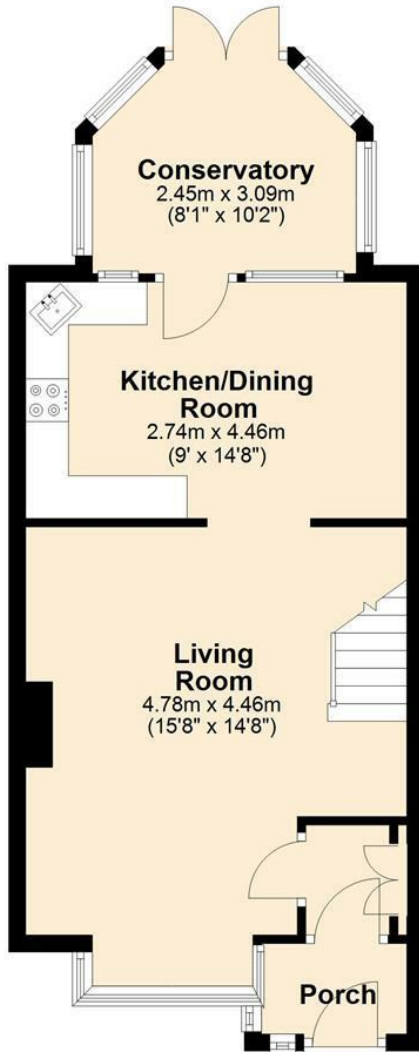
10 GOOD reasons to choose Carlton Estates:

- * THE local agent
- * FREE market appraisal
- * REALISTIC valuations based on local market knowledge



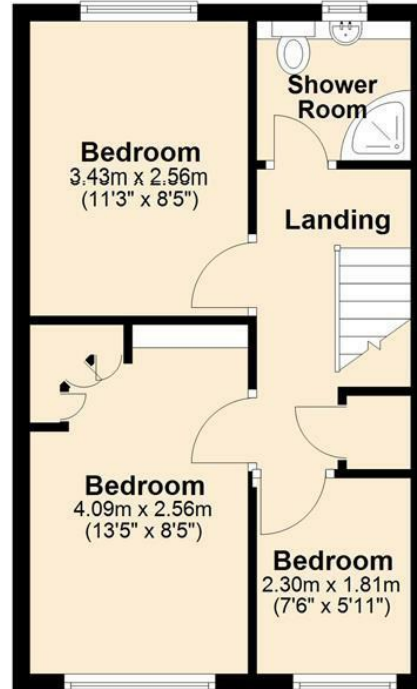
Ground Floor

Approx. 44.3 sq. metres (477.3 sq. feet)



First Floor

Approx. 34.0 sq. metres (365.8 sq. feet)



Total area: approx. 78.3 sq. metres (843.2 sq. feet)

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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
					EU Directive 2002/91/EC