



65 Liberty Road, Leicester, LE3 8JG

£425,000

A substantial and **DECEPTIVELY** spacious three bedroomed detached **DORMER** bungalow situated on a commanding plot which, subject to obtaining the necessary planning consents, could be extended further. The accommodation, which has been maintained to an excellent standard by the current vendors, briefly comprises: Entrance hallway, Living room, **CONSERVATORY**, Kitchen, Snug, Two ground floor **DOUBLE** bedrooms and a ground floor bathroom. **FIRST FLOOR**: Large main bedroom with a **DRESSING ROOM** and an **EN SUITE**. Outside: **FABULOUS REAR GARDEN**, Generous driveway and a **GARAGE**.

Porch

Entrance Hall



With stairs leading to the first floor, doors off to all ground floor accommodation and a storage cupboard. Radiator.

Kitchen



With windows to the front aspect, the kitchen features complimentary wall and base units with worksurfaces over. Fitted with a gas oven and grill, gas hob, fridge. Radiator.



Breakfast Room / Snug



With a window to the rear aspect, doors to the garage and outside. Radiator.

Living Room



With a window to the side aspect and large patio doors leading to the conservatory, radiator.

Conservatory



With windows looking out to the rear garden and double opening patio doors to outside. 2 large radiators.

WC



With an obscure glass window to the side aspect, fitted with a low level wc and pedestal wash basin.

Bathroom



With an obscure glass window to the side aspect, fitted with a wash basin with storage under, bath and a separate walk in shower enclosure. Radiator.

Dining Room / Bedroom Three



With windows to the front and side aspects, storage cupboards, radiator.

Bedroom Two



With windows to the side and rear aspects, fitted with a comprehensive range of wardrobes and storage units, radiator.



Walk In Wardrobe



Master Bedroom



En Suite



With a window to the rear aspect, the bedroom has doors leading to the walk in wardrobe and en suite. Radiator.

With a window to the side aspect, this large room is fitted with a low level wc, pedestal wash basin and shower enclosure. Access to storage, radiator.



Outside



To the front of the property is an extensive gravel driveway and access to the garage.

The enclosed and beautifully maintained rear garden is laid mainly to lawn with mature surrounding borders which contain a profusion of flowers, plants and shrubbery together with a large patio area, pond and storage buildings.





- * 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!

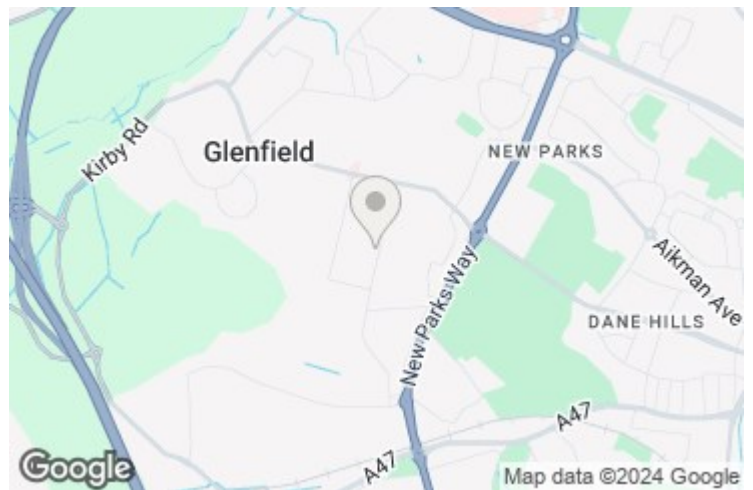
Carlton Estates are an independent and family run estate agency specialising in the local market, having a reputation for quality, service and customer care.

We value your business and understand that selling your home is a major decision.

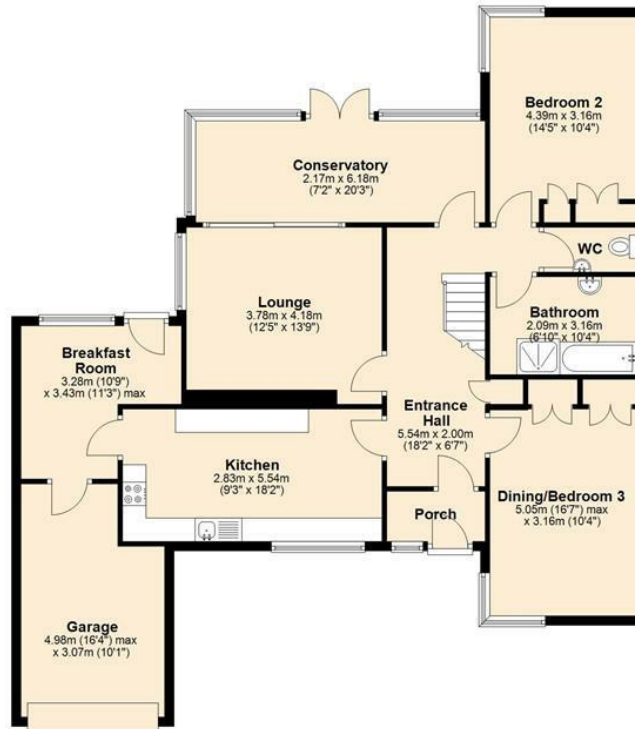
Our guarantee to you is that through our professionalism and attention to detail in every respect, we will endeavor to ensure the entire process is as straight forward and hassle free as possible.

10 GOOD reasons to choose Carlton Estates:

- * THE local agent
- * FREE market appraisal
- * REALISTIC valuations based on local market knowledge
- * EXTENSIVE advertising for maximum exposure
- * COMPETITIVE fees



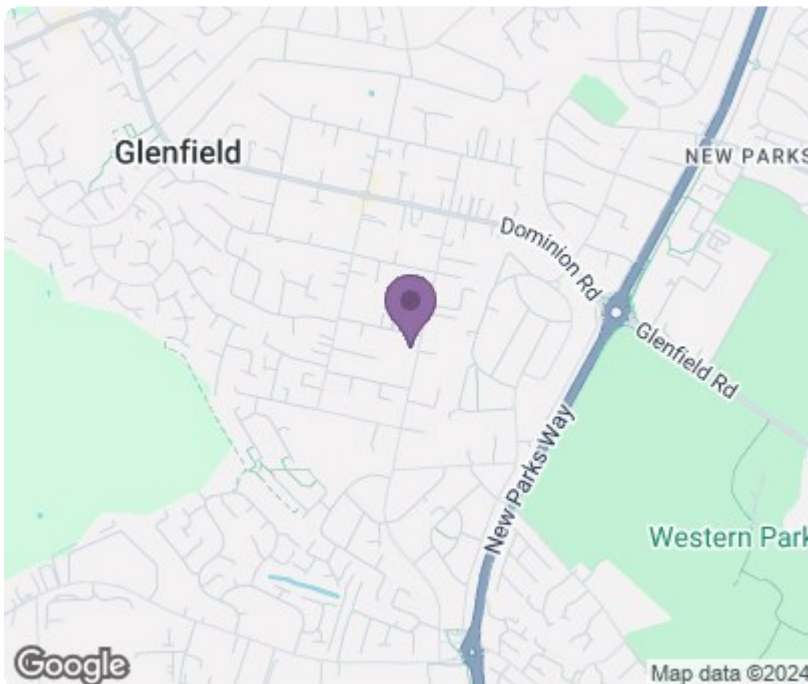
Ground Floor
Approx. 125.9 sq. metres (1355.5 sq. feet)



First Floor
Approx. 53.5 sq. metres (576.4 sq. feet)



Total area: approx. 179.5 sq. metres (1931.9 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 | | | |
| (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 | 69 | 79 |

| 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 | | |