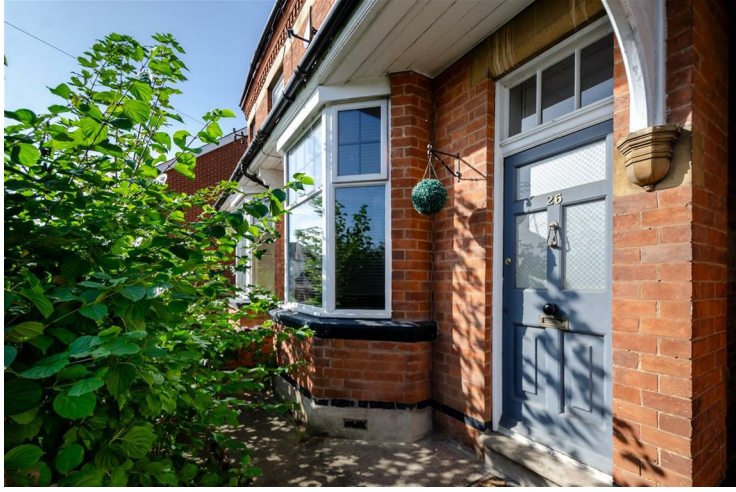


26 Leicester Road, Leicester, LE19 2HL

£289,950

This Victorian palisade terraced home dates from circa 1894 and retains many of the original features, but has been meticulously updated and is beautifully maintained throughout. A truly lovely home which demands an internal viewing to fully appreciate! The spacious accommodation comprises: Entrance hallway, Front and Rear reception rooms, Kitchen, W/c. First Floor: Three bedrooms and Family bathroom. Outside: Generous rear garden.

Additional Image



Additional Image



Entrance Hallway



Rear Reception Room



With the original mosaic tiled floor and picture rail, doors leading to both reception rooms and the w/c, balustrade dog-leg staircase to the first floor with a good size useful under stairs storage cupboard which also houses the meters.

A spacious room with a sash window to rear, painted original floorboards, feature fireplace with wood burning stove, coving to the ceiling and access to the kitchen, an ideal entertaining room.

Front Reception Room



With a bay window overlooking the front, dado and picture rail, coving to ceiling and a ceiling rose. The feature fireplace has a tiled hearth and wood surround, shelving in the alcoves.

Kitchen



The modern shaker style kitchen is fitted with base and eye level units, solid work surfaces, a double butler Belfast sink with central mixer taps and tiling to walls. There is plumbing for a washing machine, space for a fridge freezer, an integrated dishwasher, electric oven with a five ring gas hob and extractor fan over. A stable door gives access to the side, along with a window and double French doors opening to the rear giving views over the garden.

Additional Image



Additional Image



Ground floor w/c

Fitted with a low level w.c and wash basin. Original tiled flooring and extractor.

Landing



With doors off to all upstairs rooms, and a loft access provided by frosted windows which give the area plenty of light.

Master Bedroom



With two wood double glazed windows to the front aspect, fitted with a cast iron fireplace, radiator.

Bedroom Two



Double bedroom with a feature cast iron fireplace, a sash window to the rear aspect, radiator.

Bedroom Three



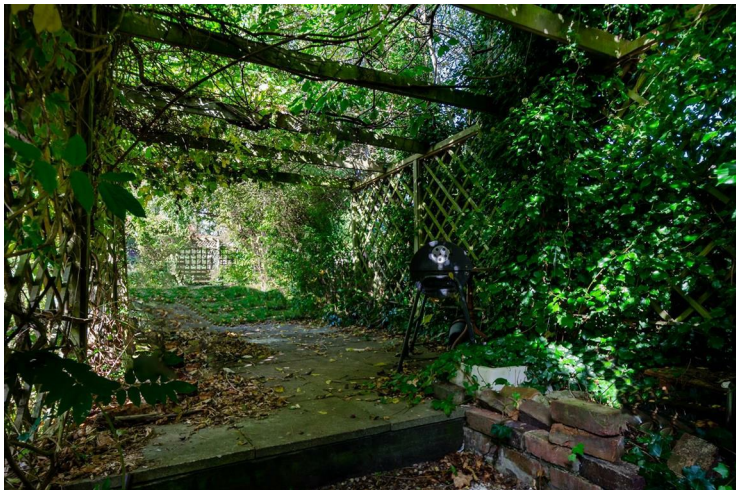
With a sash window to side aspect.

Bathroom



Fitted with a pedestal wash hand basin, low level wc, and bath with mixer tap, shower attachment and over head rain fall shower. There is tiling to the floor and part of the walls, and a sash window to the rear aspect.

Outside



A particular feature is the rear garden, with a paved seating area with a pagoda over, leading to areas of lawn. There are also two brick built outhouses providing storage for garden tools. There is shared access across the garden for bin access and a shared entry to the side of the property.

Additional Image



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

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- * FREE market appraisal

- * REALISTIC valuations based on local market knowledge
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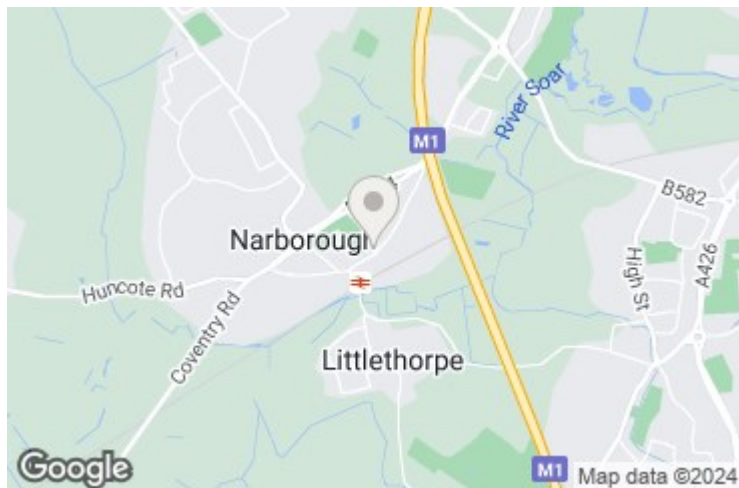
Notes For Purchasers

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.

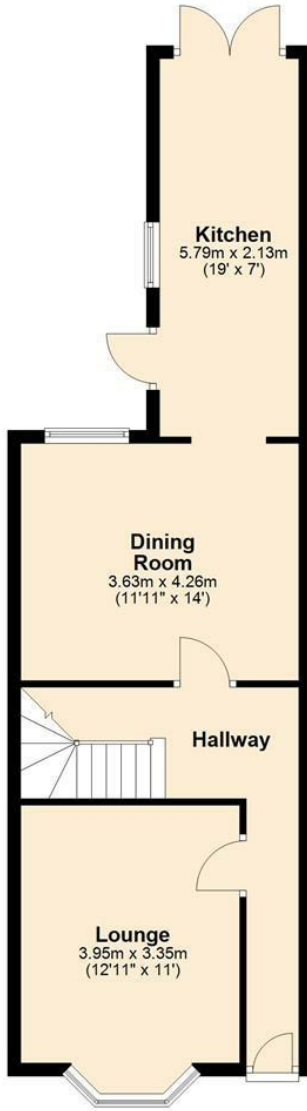
Opening Hours

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



Ground Floor

Approx. 53.2 sq. metres (572.6 sq. feet)



First Floor

Approx. 64.4 sq. metres (693.2 sq. feet)



Total area: approx. 117.6 sq. metres (1265.7 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	

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	