



8 Farmway, Leicester, LE3 2XA

Offers Over £300,000

Situated in walking proximity to Fosse Park Shopping Centre, Osiers Nature Walk and Millfield Academy, this extended 5 bedroom semi-detached property offers flexible and spacious layout. Comprising of entrance, hallway, living/dining through lounge, kitchen, large utility with space enough for American size fridge and separate deep freezer, one downstairs bedroom and four upstairs bedrooms, exceptional Family Bathroom with multi-function, shower, bath, jacuzzi and steam enclosure. Master bedroom with fitted wardrobes and ensuite with 2nd toilet and walk in shower. Deep rear garden with large storage garage. Off-road front parking for 3 cars. NO CHAIN

Entrance Hallway



Kitchen



Living / Dining Room



With a window to the rear aspect and double opening French doors to the rear leading to the garden, two radiators.

Additional Image



With a window to the rear aspect and doors to the utility and storage cupboard.

Fitted with a range of eye level and base level storage units with worksurfaces over and space for a range of kitchen appliances.

Additional Image



Utility



With a window to and door to the rear aspect, a further range of kitchen units and space / plumbing for a washing machine. Radiator.

Additional Reception Room



With a window to the front aspect and a further door providing secondary access.

Bedroom Two



With a window to the rear aspect, storage cupboard, radiator.

First Floor Landing



Bedroom One

With a window to the front aspect, range of fitted wardrobes and storage units, door to the en suite, radiator.

Bedroom Three



With a window to the front aspect, radiator.

En Suite



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

Bedroom Four



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 multi-function shower enclosure. Radiator.

Outside



The enclosed rear garden is laid largely to lawn with a paved patio area and access to the garage.

To the front of the property is a generous block paved driveway.

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

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.

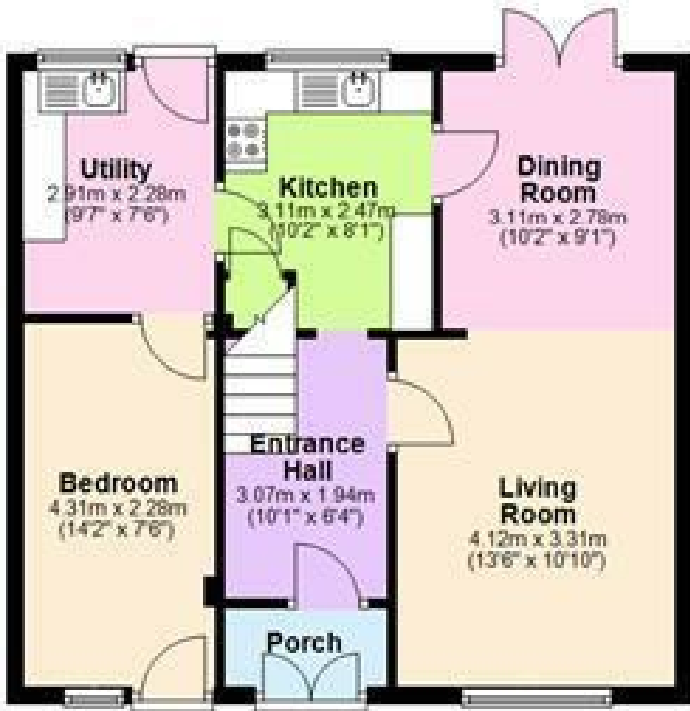
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

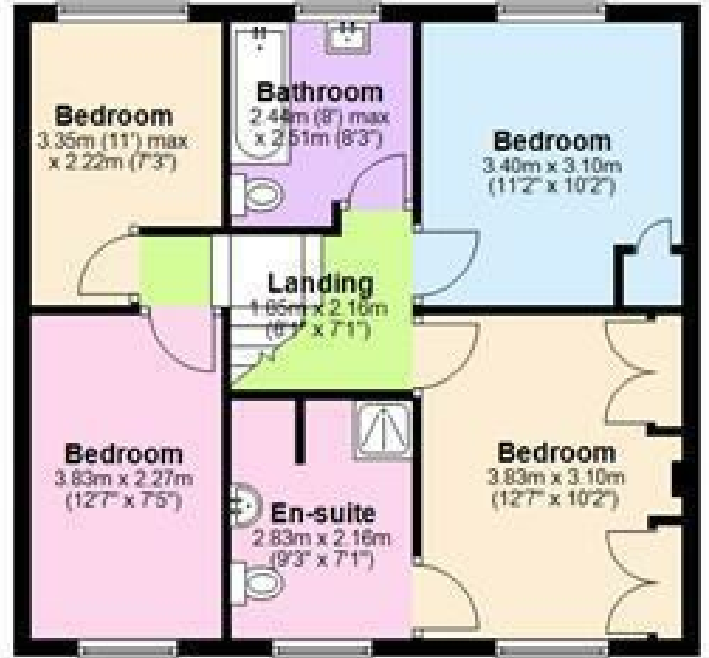
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.



Ground Floor



First Floor



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		64	
(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	