



### 3 Stuart Road, Leicester, LE2 9QG

**£273,950**

This charming semi-detached house located on Stuart Road in the picturesque area of Glen Parva, offers three cosy bedrooms, a newly fitted bathroom and kitchen/diner. The spacious living room features a wood burner, perfect for creating a warm and inviting atmosphere during the colder months. Outside, you'll find a large shed in very well maintained garden, driveway parking, carport and front garden. Don't miss the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and experience the charm and comfort this property has to offer.



## Entrance Hallway



Entered via the front door, with staircase to first floor, wood style flooring, built in under stairs cupboard housing new combi boiler, spotlights to ceiling, radiator.

## Kitchen



Newly fitted with a range of wall and base units, window to the rear aspect.

## Living Room



With feature fireplace, window to front, radiator.





## Dining Area



With French door to the rear aspect, radiator.

## Bedroom One



With a bay window to the front aspect, radiator.

## First Floor Landing



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





### Bedroom Two



With a window to the rear aspect, radiator.



Outside

### Bedroom Three



With a window to the front aspect, radiator.



The enclosed rear garden is laid mainly to lawn with a paved patio area.

Access via the covered carport leads to the front of the property where there is a generous block paved driveway.

### Family Bathroom



Newly fitted with modern three piece suite comprising of a low level w/c, two wash basins and a walk in shower.







(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.

### 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.

### Opening Hours

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

### 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

### 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.

### 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.



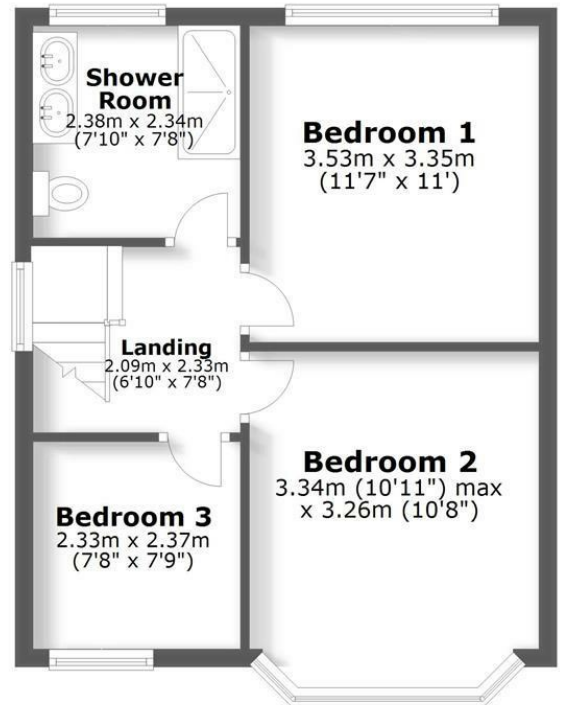
## Ground Floor

Approx. 62.0 sq. metres (667.4 sq. feet)



## First Floor

Approx. 40.6 sq. metres (437.1 sq. feet)



Total area: approx. 102.6 sq. metres (1104.5 sq. feet)



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>77</b>

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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