



**23 Green Road, Leicester, LE9 6RA**

**£329,950**

**NO CHAIN!** Centrally positioned within the Heart of Broughton Astley village, this **BEAUTIFULLY** presented, **DETACHED BUNGALOW** has spacious and **EXTREMELY WELL APPOINTED** accommodation briefly comprising: Entrance hallway, Living room, Dining kitchen, Two **GOOD SIZED** bedrooms and a Bathroom. Outside: Enclosed and private rear garden, Driveway parking and a Garage. This property further benefits from Solar Panels



### Entrance Hallway



With access off to all rooms, radiator.

### Living Room



With a large window to the front aspect, radiator.

### Additional Image



### Dining Kitchen



With a window to the rear aspect, sliding patio doors to the rear garden and a side door giving outside access.

The kitchen area is fitted with a quality range of eye level and base level storage units with worksurfaces over and tiled splashbacks. There is a fitted double electric oven, a gas hob with an extractor hood over together with space / plumbing for a range of white goods.

The dining area has sufficient space for a good sized dining table and a radiator.

### Additional Image



### Additional Image





**Additional Image**



**Bathroom**



With a window to the side aspect, refitted with a modern suite to include a low level w/c, wash basin, bath and a separate shower enclosure. Radiator.

**Bedroom**



With a window to the front aspect, radiator.

**Outside**



The enclosed, private and beautifully maintained rear garden is laid largely to lawn with mature surrounding borders, a paved patio area and standing for a large summer house / shed. Gated access leads to the side and front of the property where there is ample off road parking, a further area of garden and a detached garage.

**Bedroom**



With a window to the side aspect, radiator.

**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

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](http://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.

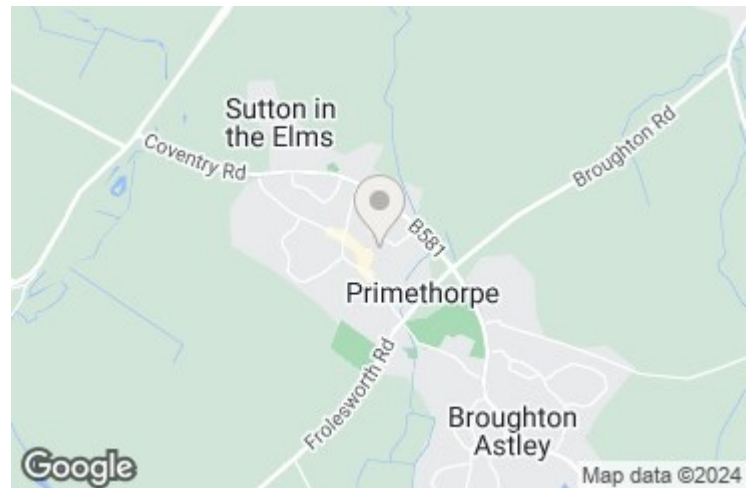
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(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.

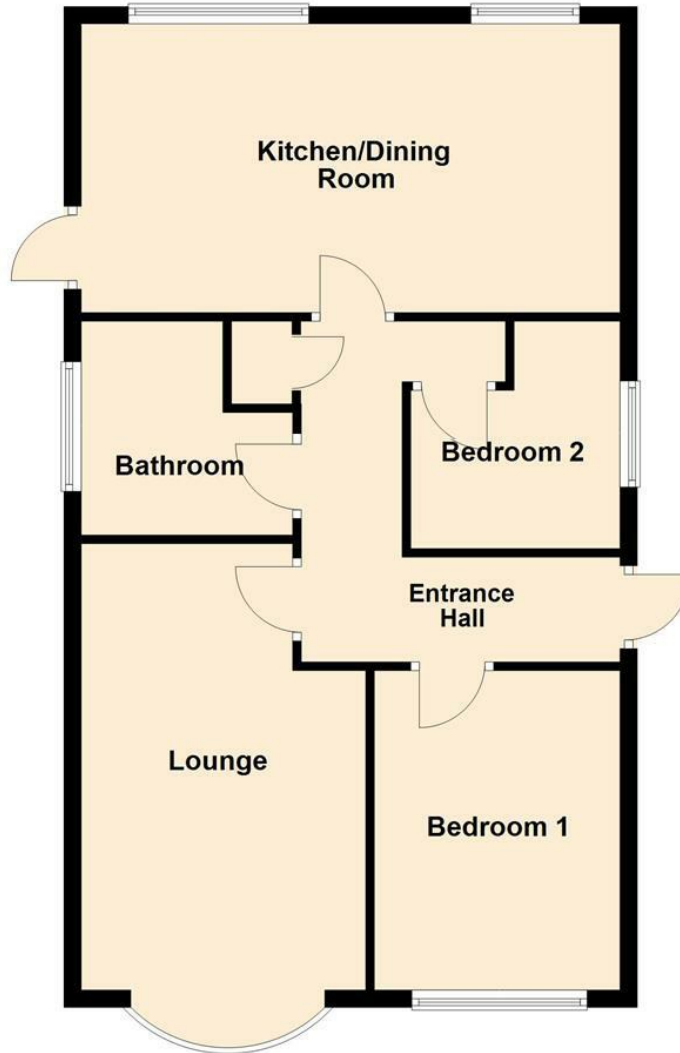
### Opening Hours

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



## Ground Floor

Approx. 82.0 sq. metres (883.0 sq. feet)



Total area: approx. 82.0 sq. metres (883.0 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Vary 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>66</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Vary 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>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>83</b>