



27 Grosvenor Close, Leicester, LE2 9UG

£369,950

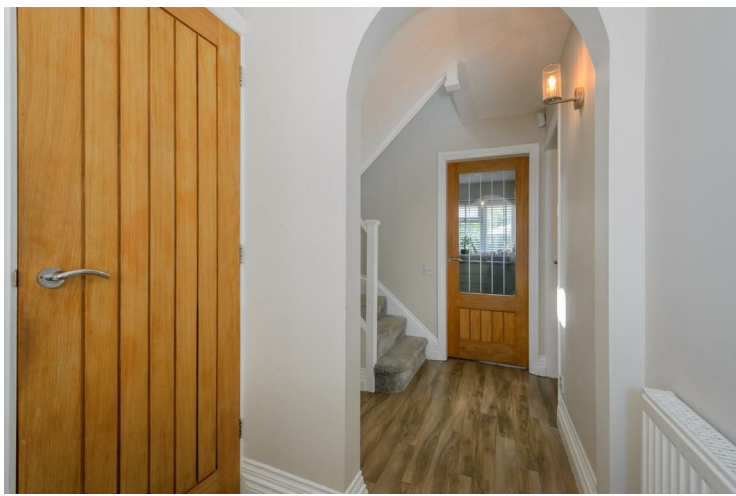
NO CHAIN!! THIS PROPERTY IS OUTSTANDING. Situated in a **FABULOUS LOCATION** backing onto the **GRAND UNION CANAL**, with the rear garden having been hard landscaped to maximise the benefit of the position.

Internally the property has been beautifully updated by the current vendors and now briefly comprises: Entrance Hallway, Downstairs WC, Living Area, Dining Area, Kitchen, Utility Room, Conservatory. **FIRST FLOOR:** Three Bedrooms (two of which are double), Family Bathroom. **OUTSIDE:** Landscaped rear garden, Ample parking area to the front and a Single **GARAGE**.

Entrance Hallway



With doors off giving access to the WC, living room, kitchen and understairs storage. Stairs off rising to the first floor. Two radiators.



Downstairs WC



With an obscured window to the front aspect, fitted with a low level WC, hand wash basin, radiator.

Breakfast Kitchen



The kitchen is fitted with a range of quality base and eye level storage units with work surfaces over, and a sink and drainer unit with mixer tap. There is a built in electric fan oven, fitted gas hob with an extractor over and a dishwasher. Additionally there is a breakfast bar, radiator and a large window to the rear which overlooks the garden.

Ambience lighting is built into the base level storage units at floor level and an arched opening allows access to the utility room.



Utility Room



Continuing from the kitchen, there are further base level and eye level storage units and work top. There is a door giving access to the garage and a further door to the conservatory.

Conservatory



With a timber effect laminate floor, door giving outside access and views over the rear garden.

Living Area



With a window to the front aspect, feature fireplace, radiator.

Dining Area



Double opening uPVC French Doors giving outside access, radiator.



First Floor Landing



The landing area has doors off to all first floor accommodation and provides access to the loft area.

Bedroom One



With a window to the rear aspect, built in wardrobes and a radiator.

Bedroom Two



With a window to the front aspect and a radiator.

Bedroom Three



With a window to the rear aspect, built in wardrobes and a radiator.



Family Bathroom



With an obscure glazed window to the front aspect, the bathroom is fitted with a low level WC, wash basin with storage under and an L shape bath with shower over. Heated towel rail/radiator.

Outside



The rear garden is a particular feature of this property, having an open aspect backing onto the Grand Union Canal. The garden is laid to patio throughout so provides an excellent environment for relaxation/entertaining whilst being easy to maintain. To the side a gate allows access to the front of the property where there is a large driveway and access to the garage.





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.

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.

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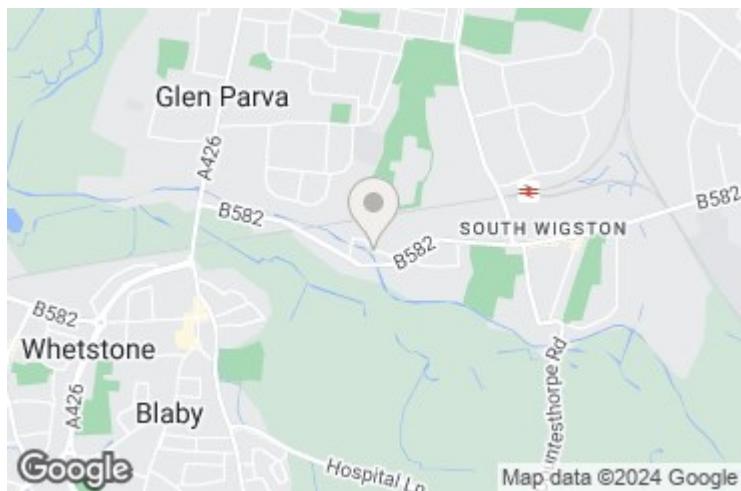
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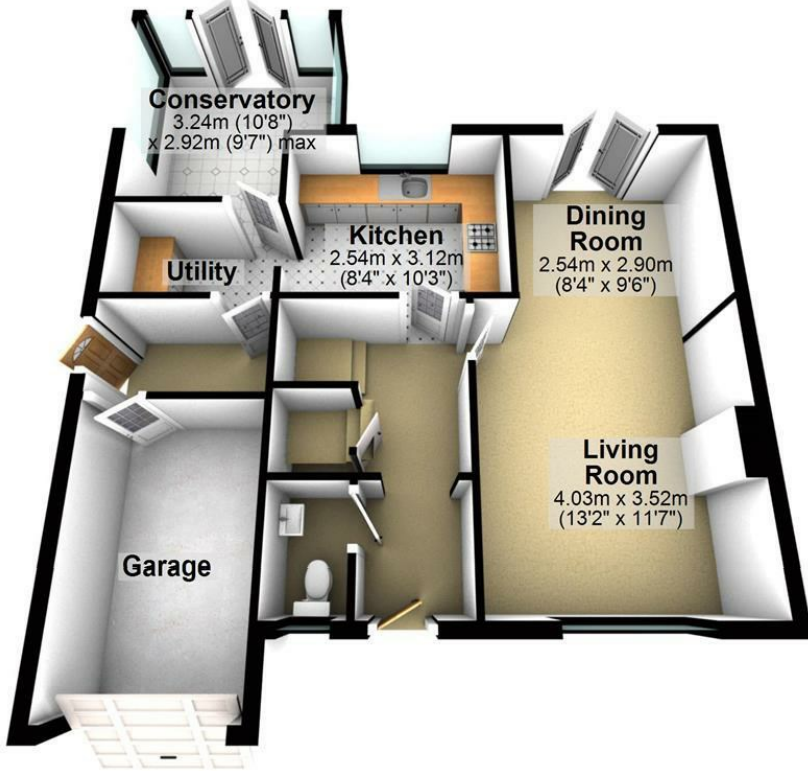
Opening Hours

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



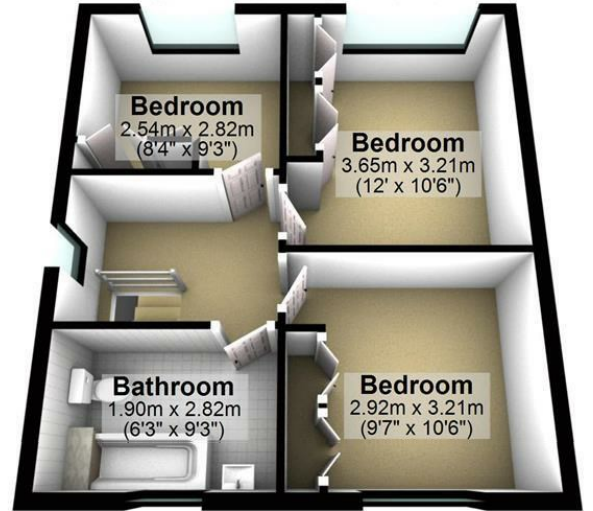
Ground Floor

Approx. 54.9 sq. metres (590.8 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.4 sq. feet)



Total area: approx. 95.7 sq. metres (1030.2 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	85
			64

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	83
			60