



**4 Abbey Road, Leicester, LE19 2DA**

**£409,950**

**THIS PROPERTY IS OUTSTANDING!** Having been **METICULOUSLY UPDATED** and **SIGNIFICANTLY EXTENDED** by the current vendors, this **BEAUTIFULLY** presented family home and **SPACIOUS** and **FLEXIBLE** accommodation briefly comprising: Entrance hallway, Large living / dining room, Enviaalbe **OPEN PLAN LIVING / DINING KITCHEN**, Ground floor w/c. First Floor: **THREE** good sized bedrooms and a Family bathroom. Outside: Private rear garden and Driveway parking.

### Entrance Hallway



With stairs off rising to the first floor with storage units, doors to the living room, kitchen and w/c. Radiator.



### Open Plan Living / Dining Kitchen



This room is a particular feature of this property, with large sliding doors to the rear and three Velux roof lights all letting in an abundance of natural light.

The kitchen area is fitted with a quality range of storage units, and with space/plumbing for a dishwasher, fridge freezer, range cooker. There is plumbing for a washing machine in the garage.

In the dining / living area, there is ample room for family sized furniture and there is a feature fireplace.

### Large Living Room



With a bay window to the front aspect, and three windows to the side aspect, there a feature fireplace and two vertical radiators.



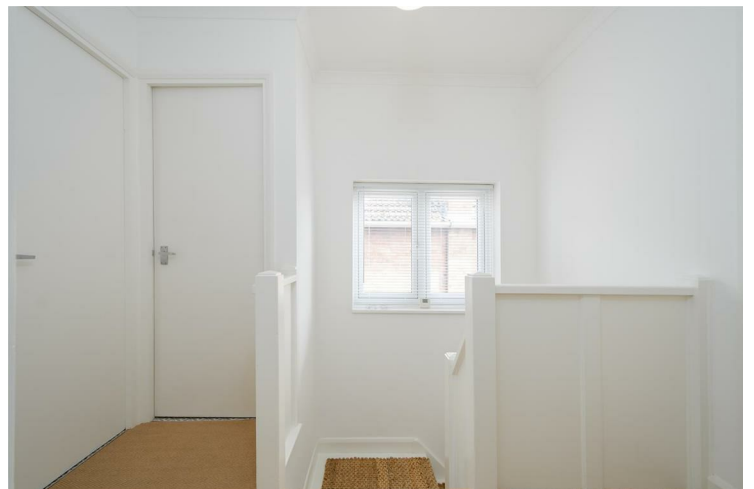


**Ground Floor Wc**



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

**First Floor Landing**



With a window to the side aspect, doors off to all first floor accommodation and to the left space.

**Bedroom**



With a bay window to the front aspect, fitted wardrobes, radiator.

**Bedroom**



With a window to the rear aspect, radiator.

**Bedroom**



With a window to the front aspect, radiator.

**Family Bathroom**



With a window to the rear aspect, fitted with a bath and separate shower cubicle and hand wash basin. There is a low level wc in the adjoining room.



## Outside



The rear garden is mainly laid to lawn with a patio area that wraps around the house, as you enter the garden. The lawn area is raised, with mature surrounding borders and two decked areas at the back. To the front of the property is a large gravel 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.

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.

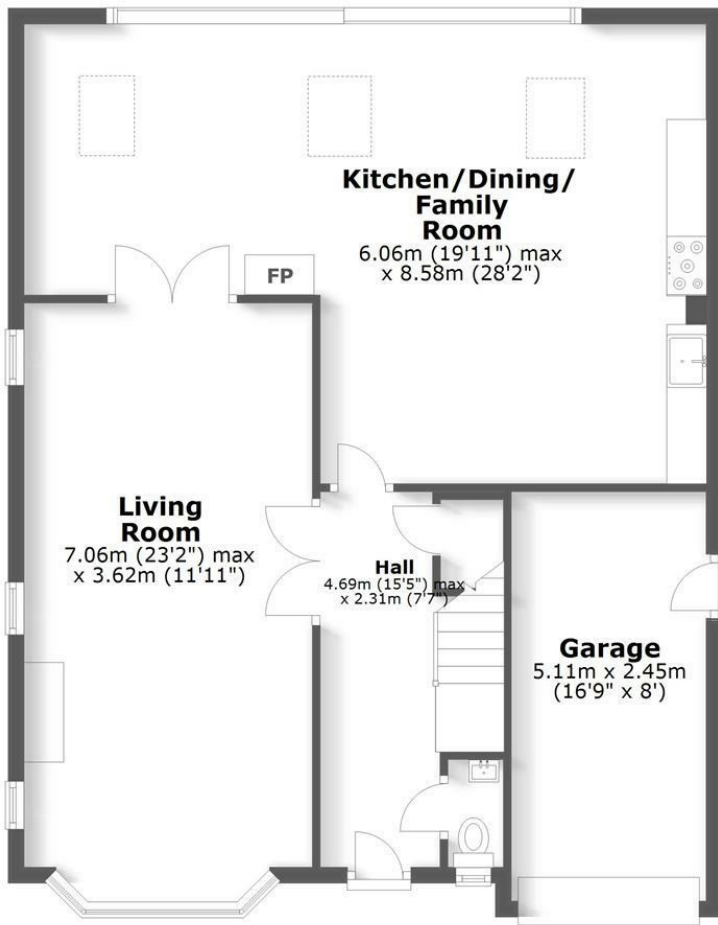
## Opening Hours

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



## Ground Floor

Approx. 92.7 sq. metres (997.8 sq. feet)

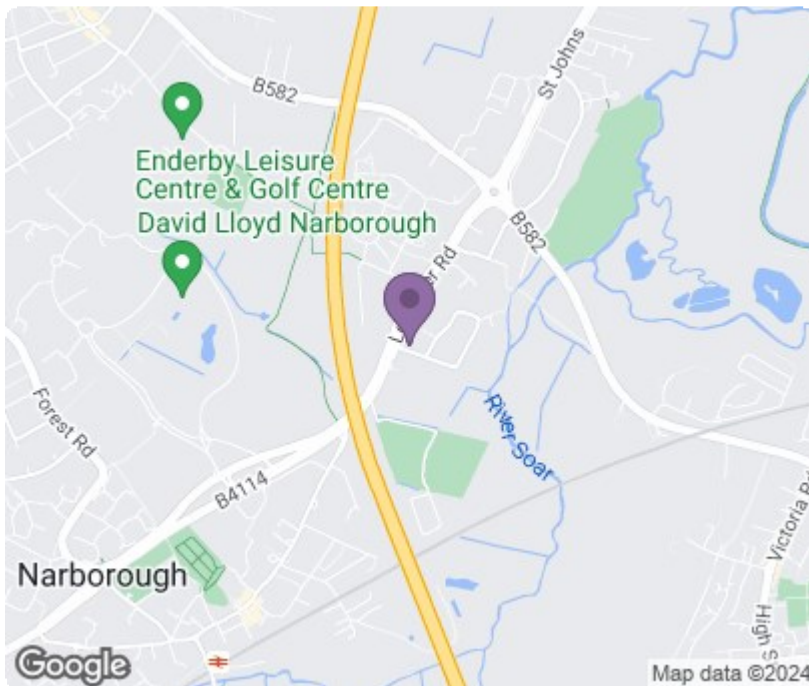


## First Floor

Approx. 43.9 sq. metres (473.0 sq. feet)



Total area: approx. 136.6 sq. metres (1470.8 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			
		72	82
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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>			
(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	