

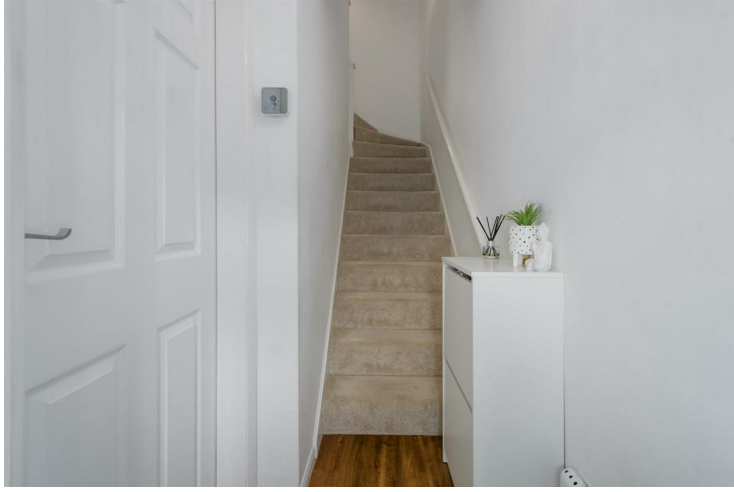


## 4 Harrison Close, Leicester, LE8 6WD

**£270,000**

Situated within a quiet cul de sac within BADGERBROOK catchment, this BEAUTIFULLY presented three bedroomed family home has SPACIOUS accommodation briefly comprising: Entrance hallway, Living room, REFITTED dining kitchen, THREE bedrooms and a BATHROOM. Outside: Enclosed and PRIVATE rear garden and DRIVEWAY parking. MUST BE SEEN!

## Entrance Hall



With stairs off rising to the first floor and a door to the living room, radiator.

## Living Room



With a bay window to the front aspect, door to the dining kitchen, radiator.



## Dining Kitchen



With a window to the rear aspect and door leading to the garden. The kitchen area has been refitted with a quality range of eye level and base level storage units with Quartz worksurfaces over and matching upstands. There is a fitted electric oven, gas hob and extractor over. There is also a fitted Fridge/freezer, dishwasher and washer dryer. The boiler is housed in the kitchen which is connected to a hive system and there is a vertical radiator.



## First Floor

With doors off to all first floor accommodation.

## Bedroom



With a window to the rear aspect, radiator.

## Bedroom



With a window to the front aspect, radiator.



## Bedroom



With a window to the front aspect, radiator.

## Bathroom



With a window to the side aspect, fitted with a modern suite to include a low level wc, pedestal wash basin and a bath with shower fitted over and screen.

## Outside



The rear enclosed, generous and private rear garden is laid largely to lawn with a surrounding border and paved patio area. To the front of the property is driveway parking.



- \* 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



#### 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!

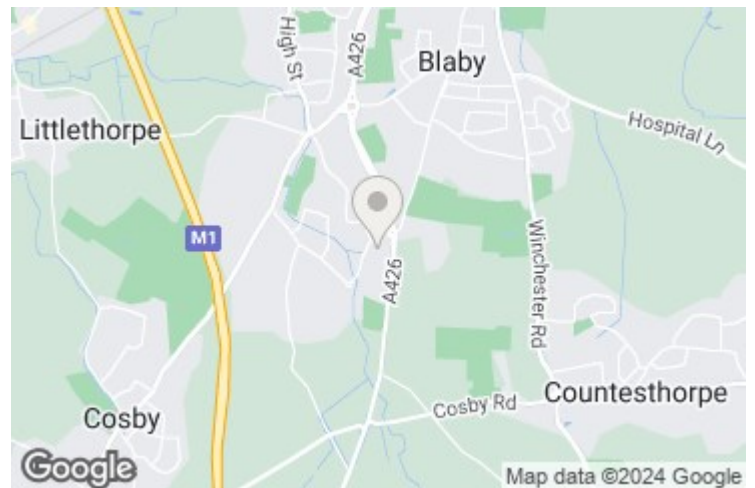
Carlton Estates are an independent and family run estate agency specialising in the local market, having a reputation for quality, service and customer care.

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.

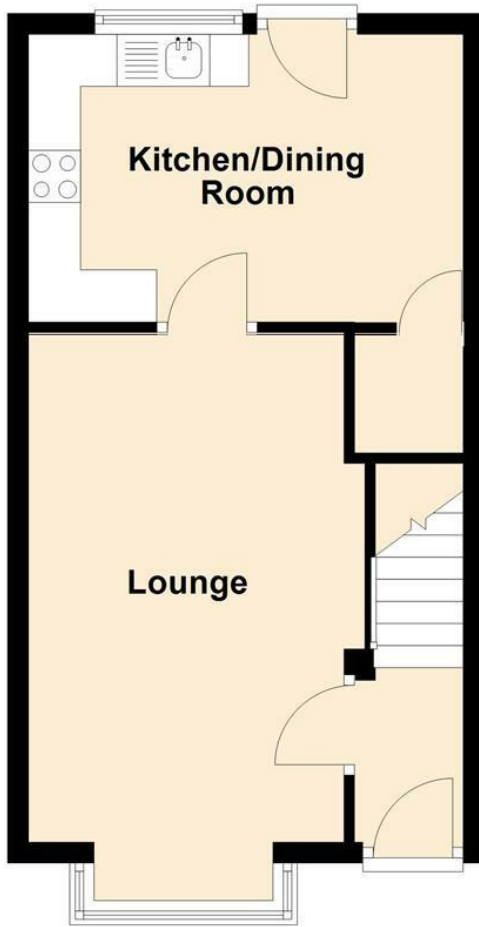
10 GOOD reasons to choose Carlton Estates:

- \* THE local agent
- \* FREE market appraisal
- \* REALISTIC valuations based on local market knowledge
- \* EXTENSIVE advertising for maximum exposure
- \* COMPETITIVE fees



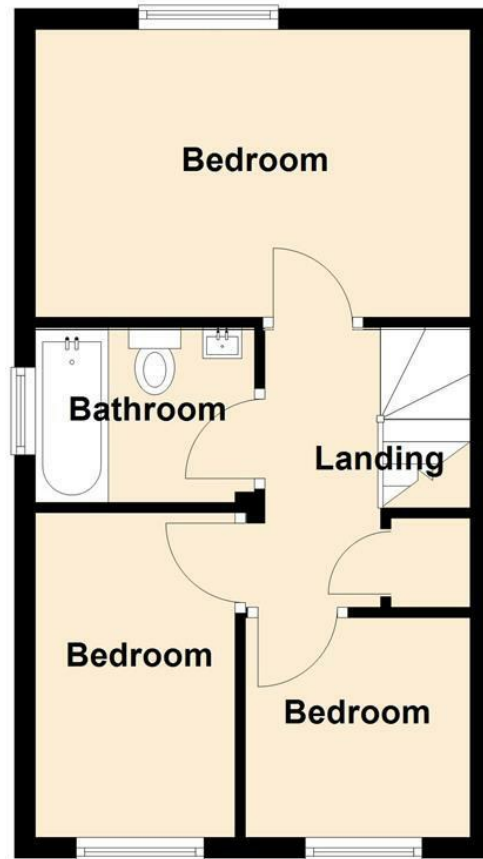
## Ground Floor

Approx. 32.1 sq. metres (345.2 sq. feet)



## First Floor

Approx. 32.3 sq. metres (347.5 sq. feet)



Total area: approx. 64.4 sq. metres (692.7 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	
72	87
England & Wales	
EU Directive 2002/91/EC	

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	
England & Wales	
EU Directive 2002/91/EC	