



**10 Tennyson Street, Leicester, LE19 3FD**

**£269,950**

This delightful three bedroom detached bungalow offers a spacious and well-appointed accommodation. The property, which has been well maintained, but would benefit from some upgrading. Situated on the ever popular 'Poets Development' in Narborough the accommodation briefly comprises Hallway, Reception room, Kitchen, Three bedrooms and a bathroom. Outside: Large rear garden, Driveway and a Garage. NO CHAIN!



## Hallway



With stairs rising to the first floor, radiator.

## Kitchen

With a window to the rear aspect and a door leading to the outside, the kitchen is fitted with a range of eye level and base level units with rolled edge work surfaces over. There is a fitted gas hob, electric oven and extractor fan and space/plumbing for a washing machine and fridge freezer.

## Additional Image



## Additional Image



## Living Room



With windows to the side aspect and patio door leading to the garden, feature fireplace, two radiators.

## Additional Image



## Additional Image





**Additional Image**



**Bedroom Two**



With windows to the front aspect, radiator.

**Bedroom One**



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

**Additional Image**



**Additional Image**



**Shower Room**



With an obscured window to the side aspect, the bathroom is fitted with a shower cubicle, radiator and low level wc.

**First Floor Landing**

With door off to all first floor accommodation.



### Bedroom Three



With a window to the rear aspect, wash basin and built in storage.

### Additional Image



### Additional Image



### Additional Image



### Outside



The enclosed and mature rear garden is laid largely to lawn with mature surrounding borders and a paved patio area. To the front of the property is driveway parking and a garage and large front garden.

### Additional Image



### Additional Image



## Additional Image



- \* 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

## Opening Hours

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

## 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.

## 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.

(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.

## 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



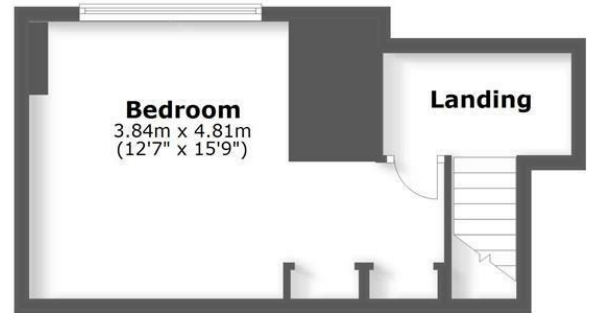
### Ground Floor

Approx. 82.3 sq. metres (886.3 sq. feet)



### First Floor

Approx. 26.2 sq. metres (281.6 sq. feet)



Total area: approx. 108.5 sq. metres (1167.9 sq. feet)



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	

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>			
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