



**236 Fosse Road North, Leicester, LE3 5RR**

**£330,000**

**NO CHAIN** - A deceptively spacious, traditional detached family home in a sought after location! With well appointed accommodation throughout briefly comprising: Entrance porch, Hallway, Living room, Dining Kitchen. First Floor: Three good sized bedrooms and a shower room. Externally, there is a large Driveway, and workshop / office at the rear.



## Porch

## Entrance Hall



With windows to the front and side aspect, the hall has stairs rising to the first floor, doors leading to all downstairs accommodation, radiator.



## Living Room



With a bay window to the front aspect, a feature fireplace, and sliding doors to the rear garden. Radiator.



## Kitchen Diner



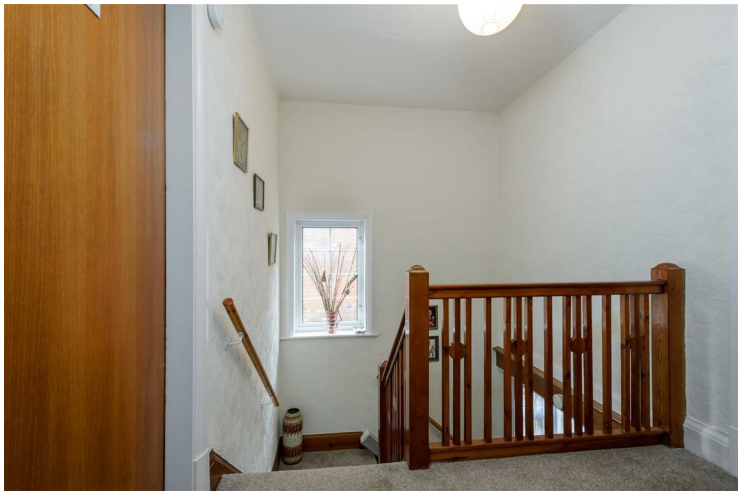
With a window to the rear aspect, and doors leading outside to the side aspect, radiator.

The kitchen is fitted with a range of wall and base units, with worksurfaces over. There is space/plumbing for a washing machine, tumble dryer, oven and under counter fridge and freezer.





**Landing**



With doors off to all first floor accomodation.

**Bedroom One**



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

**Bedroom Two**



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

**Shower Room**



With an obscure glass window to the side aspect, and built in storage cupboards. The bathroom is fitted with a low level wc, wash basin with storage under and a shower cubicle.

**Bedroom Three**



With a window to the front aspect, built in wardrobe space, radiator.



## Outside



There is a large driveway which runs down the side of the property and into the rear garden, which features a small area laid to lawn and a large outbuilding/workshop.



## Workshop



## 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.

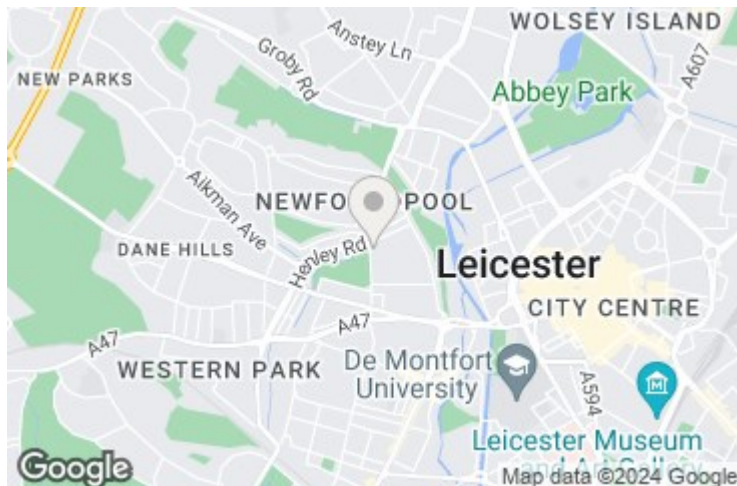
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(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.

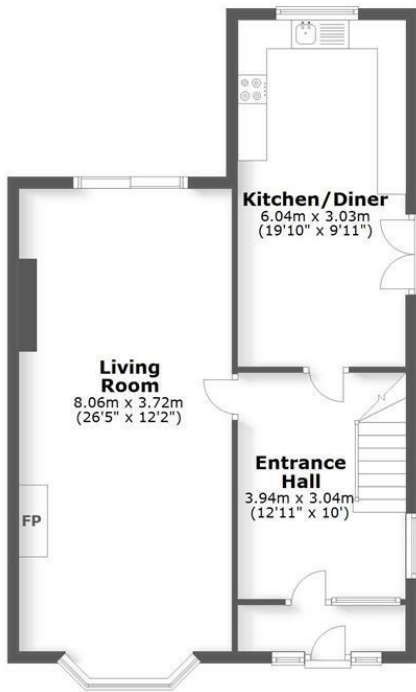
## Opening Hours

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



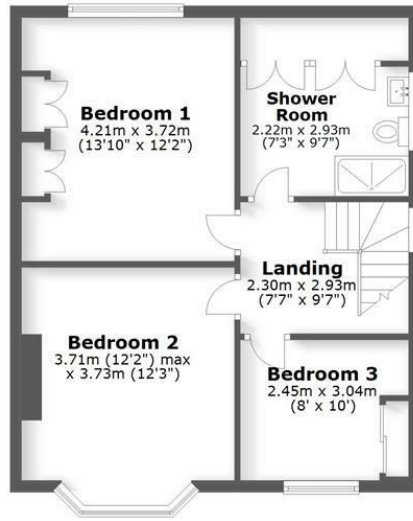
### Ground Floor

Approx. 64.3 sq. metres (692.6 sq. feet)



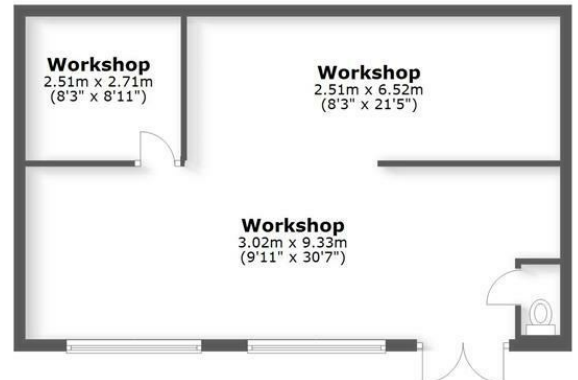
### First Floor

Approx. 54.8 sq. metres (590.0 sq. feet)

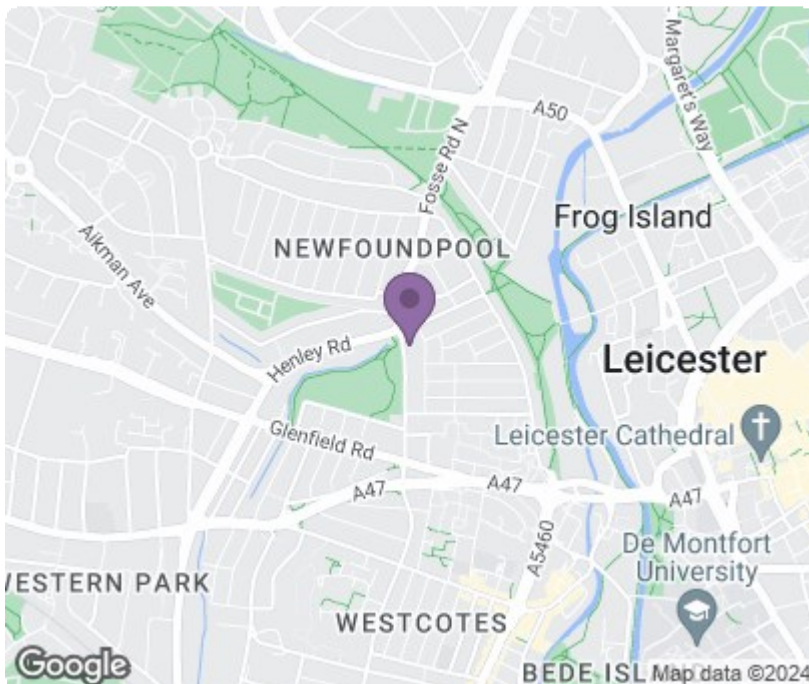


### Outbuilding

Approx. 52.5 sq. metres (565.4 sq. feet)



Total area: approx. 171.7 sq. metres (1848.0 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	
	69
	40
<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> (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	