



20a Langley Close, Leicester, LE9 3AT

£290,000

Set within a quiet and highly sought after cul de sac within the ever popular South Leicestershire village of Huncote, this modern and superbly maintained three bedroom semi detached family home has well appointed accommodation briefly comprising: Entrance hallway, Living / dining room, Breakfast kitchen, Ground floor w/c. First Floor: Three good sized bedrooms, an En suite and a Family bathroom. Outside: Well maintained and generous rear garden, together with driveway parking.

Additional Image



Additional Image



Additional Image



Living / Dining Room



With double opening French doors to the rear garden, radiator.

Additional Image



Entrance Hallway



Additional Image



With doors off to all ground floor accommodation, stairs off rising to the first floor, radiator.

Additional Image



Dining Kitchen

With a window to the front aspect and a door giving outside access. Fitted with a range of quality eye level and base level storage units with worksurfaces over and tiled splashbacks. There is a fitted electric oven, gas hob and an extractor hood over, together with space / plumbing for a range of white goods. Radiator.

Additional Image

Additional Image



Ground Floor W/C



First Floor Landing



With doors off to all first floor accommodation, and access to the boarded loft space.

Bedroom



With a window to the rear aspect, door to the en suite, radiator.

Additional Image



En Suite



With a window to the side aspect, fitted with a low level w/c, wash basin and shower cubicle. Radiator.

Bedroom



With a window to the rear aspect, radiator.

Bedroom



With a window to the front aspect.

Family Bathroom



With a window to the front aspect, fitted with a low level w/c, wash basin and a bath with a shower over and glass screen. Radiator.

Additional Image



Outside



The enclosed and beautifully maintained rear garden is laid largely to lawn with a paved patio area and large raised beds. Additionally, there are two quality timber sheds.

To the front of the property is a block-paved driveway.

Additional Image



Additional Image



Additional Image



Additional Image



Additional Image



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.

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
 - * 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
- CALL US NOW ON 0116 284 9636

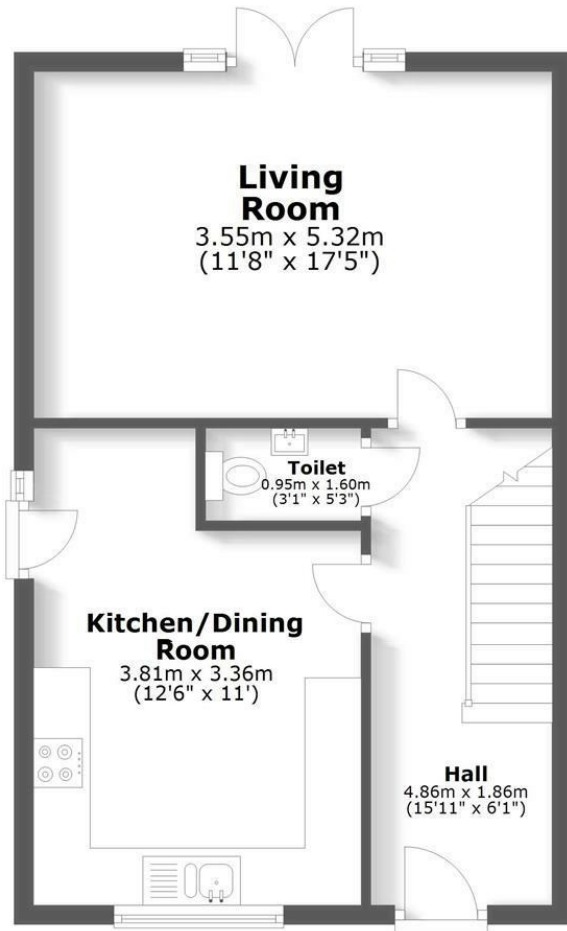
Opening Hours

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



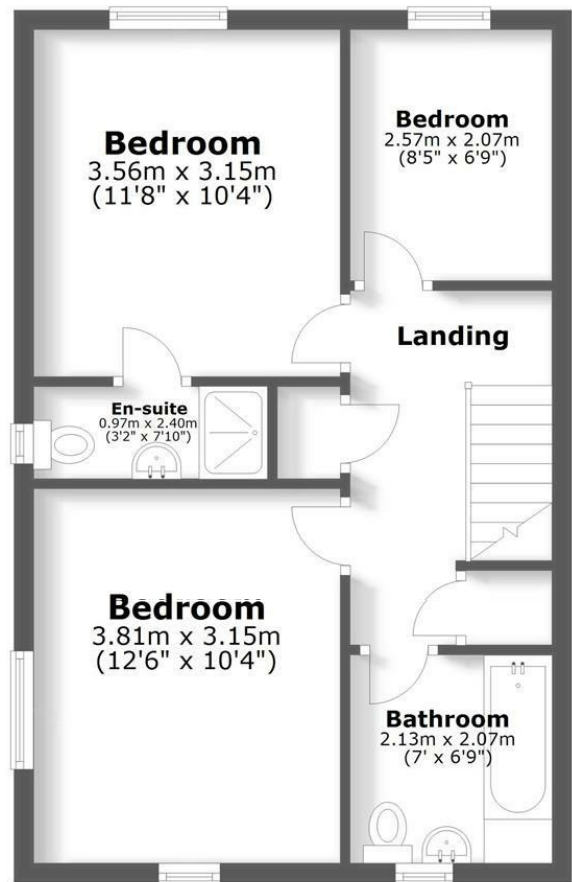
Ground Floor

Approx. 45.3 sq. metres (487.3 sq. feet)



First Floor

Approx. 45.4 sq. metres (488.2 sq. feet)



Total area: approx. 90.6 sq. metres (975.5 sq. feet)



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
			79				90