



18 Howard Road, Leicester, LE2 9JG

£399,950

THIS PROPERTY IS OUTSTANDING! Having been significantly updated and superbly maintained by the current vendors, this substantial family home offers well appointed and spacious accommodation briefly comprising: Porch, Entrance hallway, Living room, an Envious open plan Living kitchen, Utility, and Ground floor WC. First floor: Four bedrooms and a Family bathroom. Outside: Large rear garden, Driveway and a Garage.

Porch

6'10" x 6'0" (2.09 x 1.83)

A large entrance with ample storage and a door to the hallway.

Entrance Hallway



With doors off to the living room, kitchen and storage. Radiator.

Living Room

13'8" x 11'11" (4.18 x 3.64)



With a bay window to the front aspect, feature log burning stove, radiator.

Open Plan Living Kitchen

21'9" x 18'3" (6.65 x 5.57)



This room is a particular feature of this property! With bi-folding doors and a window to the rear, and a door to the utility, there is ample space for family dining / living furniture.

The quality kitchen area has been fitted with a modern, comprehensive range of eye level and base level storage units with worksurfaces over. There is a fitted double electric oven, induction hob with an extractor over, an integral dishwasher and bin, together with space / plumbing for an American style fridge / freezer. Radiator.

Additional Image



Additional Image



Ground Floor W/c



Additional Image



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

First Floor Landing



Utility Room

5'8" x 8'5" (1.75 x 2.57)



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

A further range of fitted storage units with space / plumbing for a washing machine. Doors to outside and the w/c. Radiator.

Master Bedroom
14'9" x 12'0" (4.52 x 3.67)



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

Additional Image



Bedroom Three
12'8" x 10'10" (3.87 x 3.31)



With a window to the rear aspect, radiator.

Bedroom Four
9'3" x 7'11" (2.83 x 2.43)



With a window to the rear aspect, radiator.

Bedroom Two
12'2" x 11'11" (3.73 x 3.64)



With a window to the front aspect, radiator.

Family Bathroom
9'3" x 7'1" (2.83 x 2.16)



With a window to the rear aspect, floor to ceiling tiling, fitted with a low level w/c, countertop wash basin with storage under, bath and walk-in shower. Heated towel rail / radiator.

Outside



The fabulous and very generous rear garden is laid mainly to lawn with mature surrounding borders. There is a substantial paved patio, along with a children's play area. To the front of the property is a good sized driveway and access to the garage.

Additional Image



Additional Image



Additional Image



Additional Image



Garage



Accessed by an electrically operated roller shutter door, benefitting from rubber tiled flooring and electricity sockets.

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.

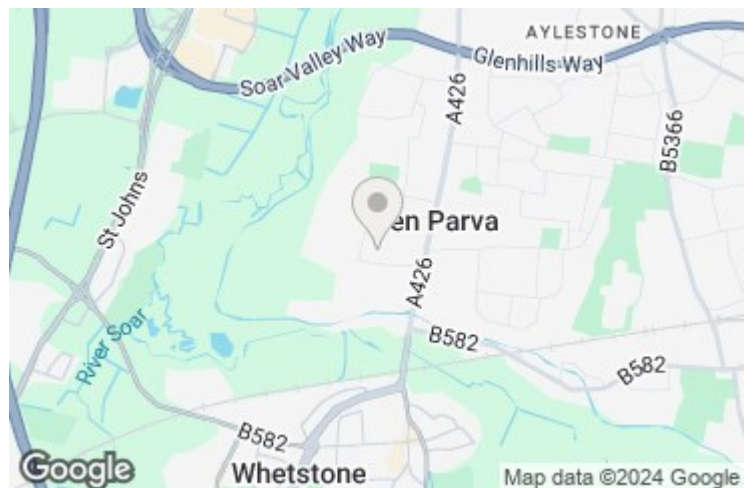
Our guarantee to you is that through our professionalism and attention to detail in every respect, we will endeavor to ensure the entire process is as straight forward and hassle free as possible.

10 GOOD reasons to choose Carlton Estates:

- * THE local agent
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 - * REALISTIC valuations based on local market knowledge
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 - * 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

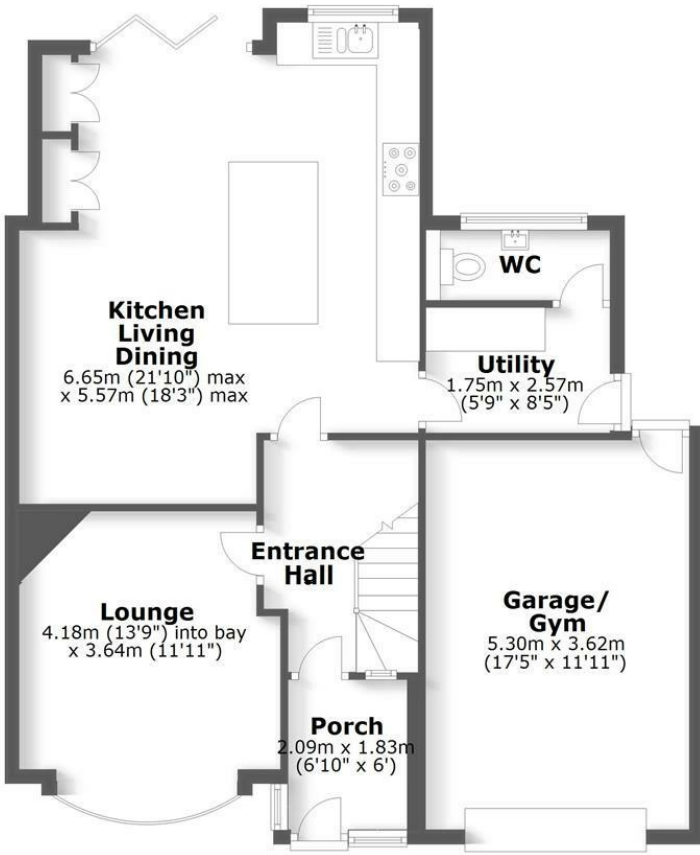
Opening Hours

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



Ground Floor

Approx. 84.8 sq. metres (913.2 sq. feet)



First Floor

Approx. 63.9 sq. metres (687.4 sq. feet)



Total area: approx. 148.7 sq. metres (1600.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	57	71

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		