



12 Huncote Road, Leicester, LE19 3GN

£215,000

NO CHAIN! This traditional Victorian terraced home, which has recently undergone a range of refurbishments, has spacious and particularly well appointed accommodation throughout briefly comprising: Entrance, Two reception rooms, Kitchen, Two double bedrooms and a Bathroom. Outside: Enclosed and well maintained rear garden.

Additional Image

Front Reception Room



With a new double glazed window to the front aspect, feature fireplace, cupboard housing the meters, and a radiator.

Additional Image



Rear Reception Room



With a window to the rear aspect, built in storage, door leading to the kitchen, radiator. Newly fitted carpets which extend to the stairs, landing and both bedrooms.

Additional Image



Additional Image



Kitchen



With two windows to the side aspect. Fitted with a range of base and wall units with worksurfaces over, tiled splashbacks. There is a fitted Rangemaster style oven, extractor hood over, integrated dishwasher, fridge and freezer and space/plumbing for a washing machine. There is a door leading to the rear garden and a radiator.

Additional Image



Bedroom Two



With a window to the rear aspect, feature fireplace, radiator.

Additional Image



First Floor Landing

With doors off to all first floor accommodation.

Bedroom One



With a new double glazed window to the front aspect, built in storage cupboard, feature fireplace, radiator.

Additional Image



Bathroom



With a new double glazed window to the rear aspect, fitted with a white four piece suite including low level wc, wash basin, bath and separate shower enclosure. Storage with a recently installed combination boiler. Towel rail/radiator

Additional Image



Additional Image



Outside



Additional Image



The enclosed rear garden is laid mainly to lawn with a paved patio area and raised area of timber decking. There are mature surrounding borders and two brick built outbuildings.

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.

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

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.

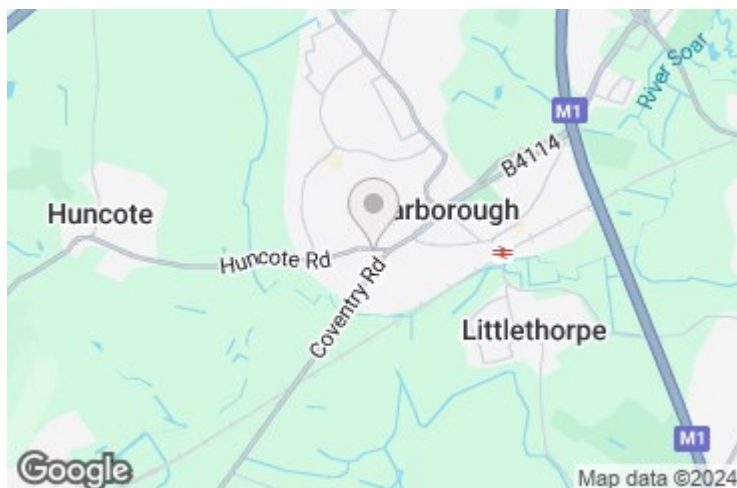
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

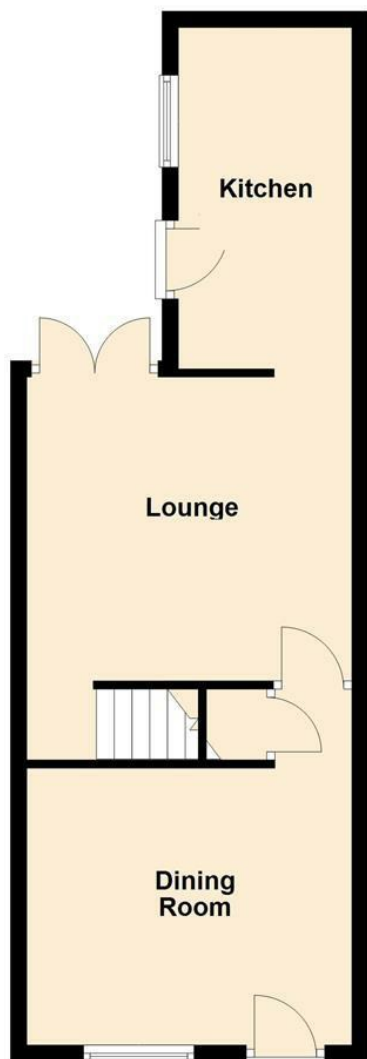
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

Opening Hours

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



Ground Floor



First Floor



Energy Efficiency Rating								
Current	Potential							
Very energy efficient - lower running costs								
<table border="1"> <tr><td>(92 plus) A</td></tr> <tr><td>(81-91) B</td></tr> <tr><td>(69-80) C</td></tr> <tr><td>(55-68) D</td></tr> <tr><td>(39-54) E</td></tr> <tr><td>(21-38) F</td></tr> <tr><td>(1-20) G</td></tr> </table>		(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G
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	80							
58								
Not energy efficient - higher running costs								
England & Wales EU Directive 2002/91/EC								

Environmental Impact (CO ₂) Rating								
Current	Potential							
Very environmentally friendly - lower CO ₂ emissions								
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