



**62 Jubilee Way, Leicester, LE8 5UB**

**£430,000**

Situated on the **HIGHLY REGARDED REDROW** development in Countesthorpe this **FABULOUS** detached family home, which overlooks **OPEN GREEN SPACE**, has been maintained to a **SUPERB STANDARD** by the current vendors and boasts well-appointed and spacious accommodation briefly comprising: Entrance hallway, Living room, Dining kitchen, Utility, Ground floor w/c. First Floor: Four **GOOD SIZED** bedrooms, **EN SUITE** and a Family bathroom. Outside: **GENEROUS** rear garden, Driveway parking and a **GARAGE**.



### Additional Image



### Dining Kitchen 18'10" x 10'4" (5.76 x 3.15)



### Entrance Hallway



This room is a particular feature of the property, with a window to the rear aspect and large sliding patio doors overlooking the rear garden. The kitchen area is fitted with a modern and quality range of eye level and base level storage units with worksurfaces over and tiled splashbacks. There is a fitted double electric oven, a four ring gas hob with an extractor hood over together with an integral dishwasher and fridge / freezer. Radiator.

### Additional Image



With stairs off rising to the first floor, doors to the living room, dining kitchen, garage and storage cupboard. Radiator.

### Living Room 16'2" x 10'11" (4.94 x 3.33)



### Additional Image



With a large window to the front aspect, radiator.



### Additional Image



**Utility**  
6'7" x 6'0" (2.01 x 1.84)



With a door to outside and the w/c, fitted with a matching range of storage units and space / plumbing for a washing machine and tumble dryer. Radiator.

### Ground Floor W/c



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

### First Floor Landing



With a window to the side aspect, doors off to all first floor accommodation and access to the loft space. Radiator.

**Bedroom One**  
16'4" x 9'8" (4.98 x 2.95)



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

### Additional Image



## En Suite



With a window to the front aspect, fitted with a low level w/c, wash basin and walk in shower enclosure. Heated towel rail / radiator.

## Bedroom Two

12'5" x 10'4" (3.79 x 3.16)



With a window to the rear aspect, fitted wardrobes, radiator.

## Bedroom Three

10'0" x 8'6" (3.05 x 2.60)



With a window to the rear aspect, radiator.

## Bedroom Four

11'0" x 6'11" (3.36 x 2.11)



With a window to the front aspect, radiator.

## Family Bathroom



With a window to the rear aspect, fitted with a low level w/c, inset wash basin with storage under and a bath with shower over and glass screen. Heated towel rail / radiator.

## Additional Image





## Outside



The enclosed and beautifully maintained rear garden is laid largely to lawn with mature and well stocked surrounding borders, along with a large paved patio area.

To the front there are views over the open green space, driveway parking and access to the garage.

### 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.

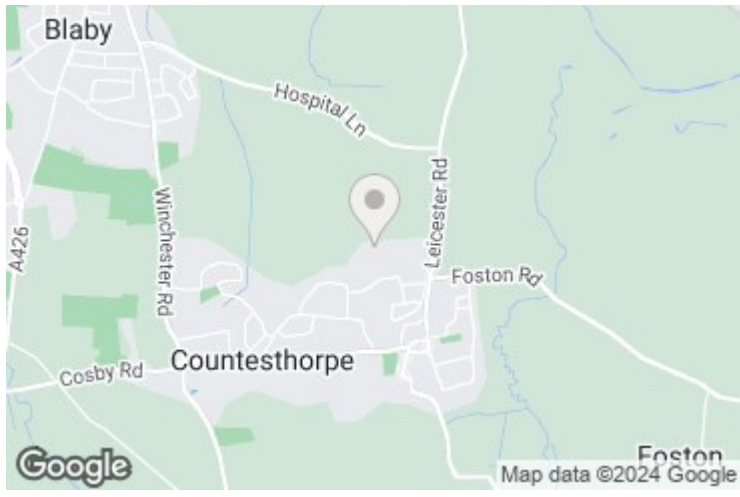
Our guarantee to you is that through our professionalism and attention to detail in every respect, we will endeavor to ensure the entire process is as straight forward and hassle free as possible.

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](http://www.carltonestates.co.uk)
- CALL US NOW ON 0116 284 9636

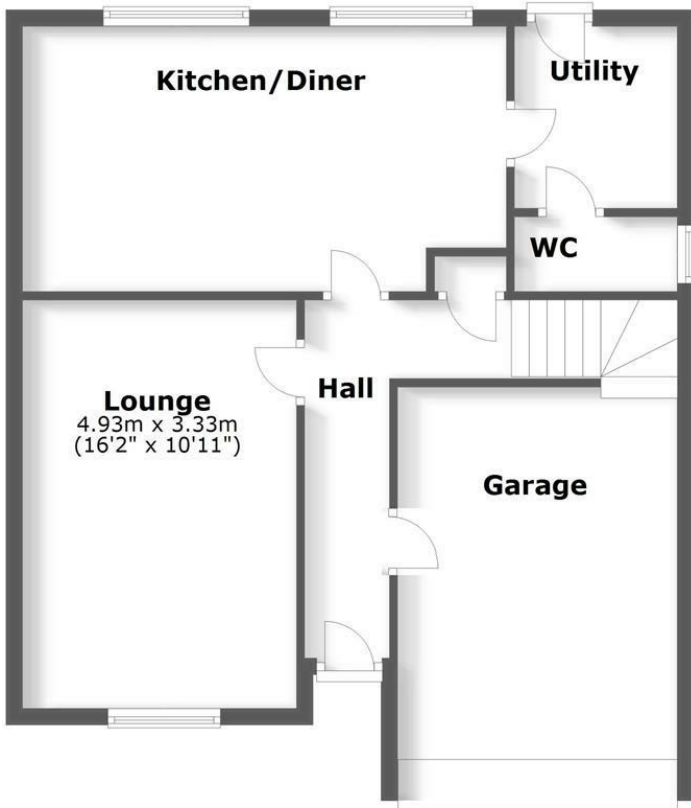
## Opening Hours

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



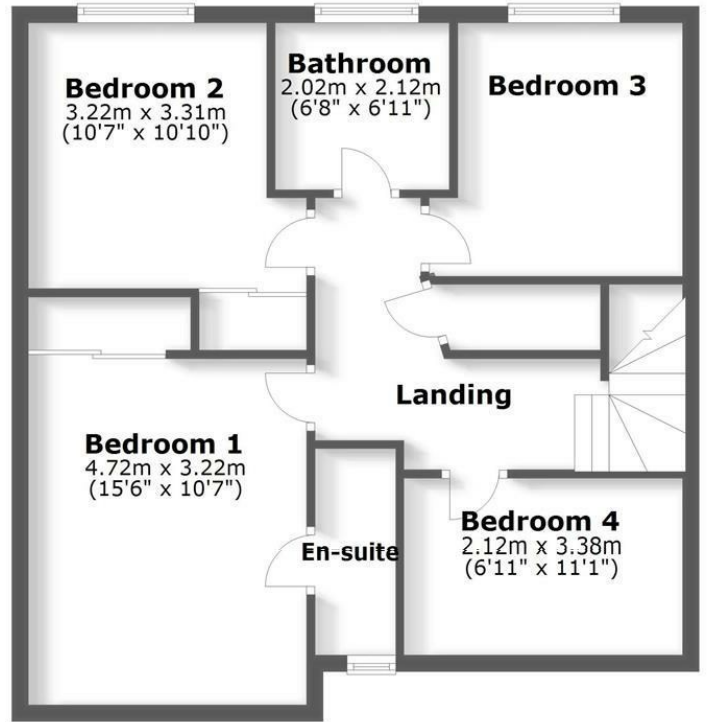
### Ground Floor

Approx. 68.0 sq. metres (732.5 sq. feet)

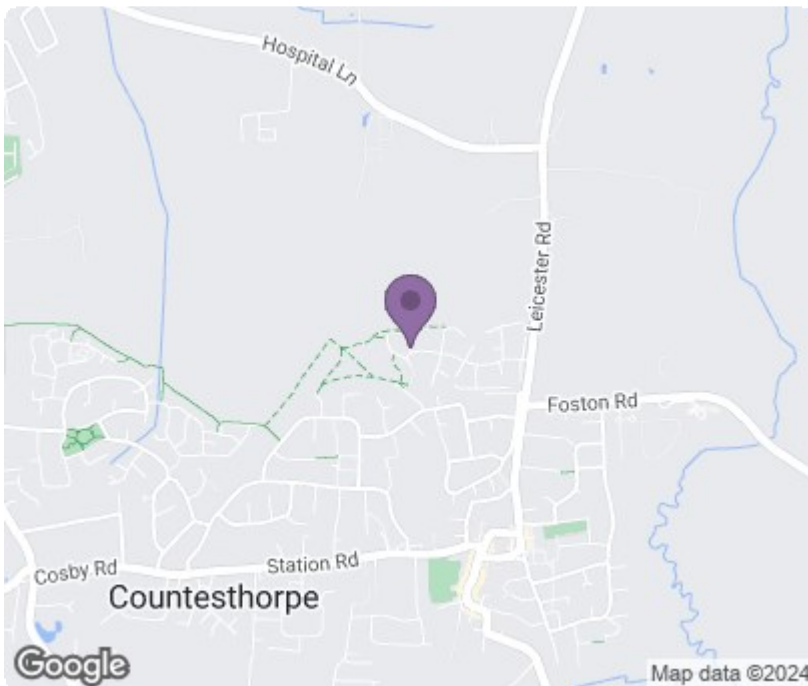


### First Floor

Approx. 62.2 sq. metres (669.0 sq. feet)



Total area: approx. 130.2 sq. metres (1401.5 sq. feet)



Energy Efficiency Rating	
Current	Potential
83	93
Very 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	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very 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	
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