



281 Blaby Road, Leicester, LE19 2BH

£549,950

APPROX 3.5 ACRES - A deceptively spacious and detached bungalow sits on a generous plot and has well appointed accommodation briefly comprising: Entrance hallway, Large living/Dining room, Kitchen, Three good sized double bedrooms, En-suite, Study and a Bathroom. A generous and private plot, Large detached garage and driveway. Included in the price there is also 3.5 acres of pasture land adjoining the property to the side!

Entrance Hallway



Entered via a upvc front door, with doors leading to all rooms, radiator.

Dining Area



With a bow window to the side aspect, doors leading to the conservatory, and kitchen. Radiator.

Living Area



With a large window to the front aspect, a feature Dual-fuel burner, radiator. The room wraps around to the dining area.



Conservatory



Of brick, block and Upvc construction, with windows overlooking the rear garden and pasture land and a door to outside.

Kitchen



With a window to the rear aspect, and doors leading to the dining area and garden. The kitchen is fitted with a range of eye and base level storage units with worksurfaces over. The kitchen is fitted with a large range cooker and there is space/plumbing for a washing machine, dishwasher, and fridge/freezer.



WC



With an obscure glass window to the front aspect, low level wc, inset wash basin, storage units and boiler.

Bathroom



With a window to the rear aspect, the bathroom is fitted with a corner bath, seperate shower enclosure and wash basin. There is also a built in storage.



Bedroom One



With windows to the front and side aspect, a door leading to the en-suite. There are stairs rising to the study.

En-suite



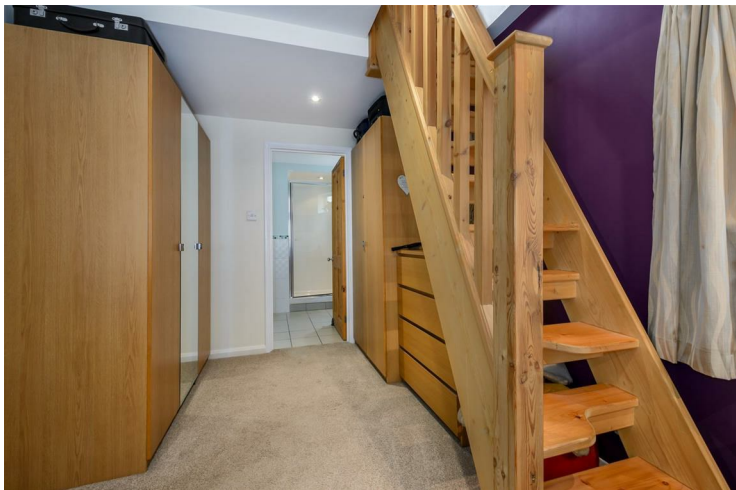
With a window to the side aspect, fitted with a low level wc, hand wash basin and shower enclosure.



Study



With a velux window and access to the loft space.



Bedroom Two



With a window to the rear aspect, radiator.

Bedroom Three



With a window to the front aspect, radiator.

Outside



To the front of the property is a large gravel area for multiple cars as well as a double garage.

The rear garden is laid mainly to lawn with a paved footpath and decked area. There are also two outside stores. The plot also includes around 3.5 acres of pasture land.







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.

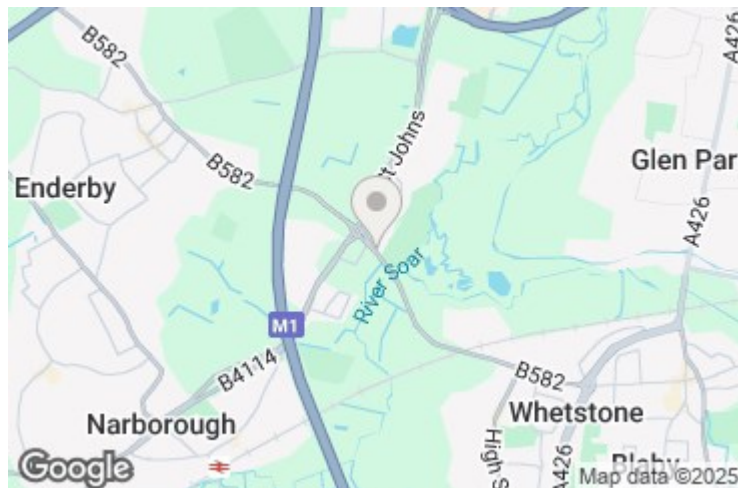
Our guarantee to you is that through our professionalism and attention to detail in every respect, we will endeavor to ensure the entire process is as straight forward and hassle free as possible.

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



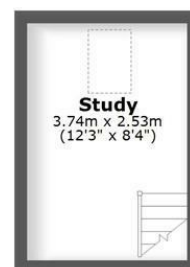
Ground Floor

Approx. 141.8 sq. metres (1526.4 sq. feet)



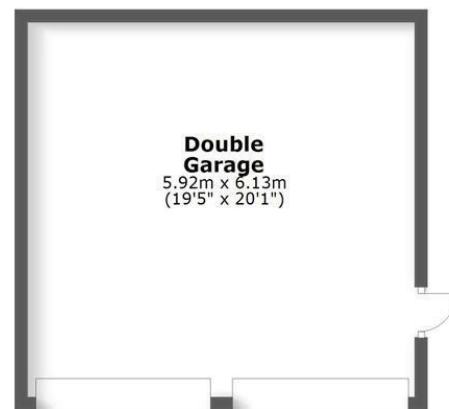
First Floor

Approx. 9.5 sq. metres (101.8 sq. feet)

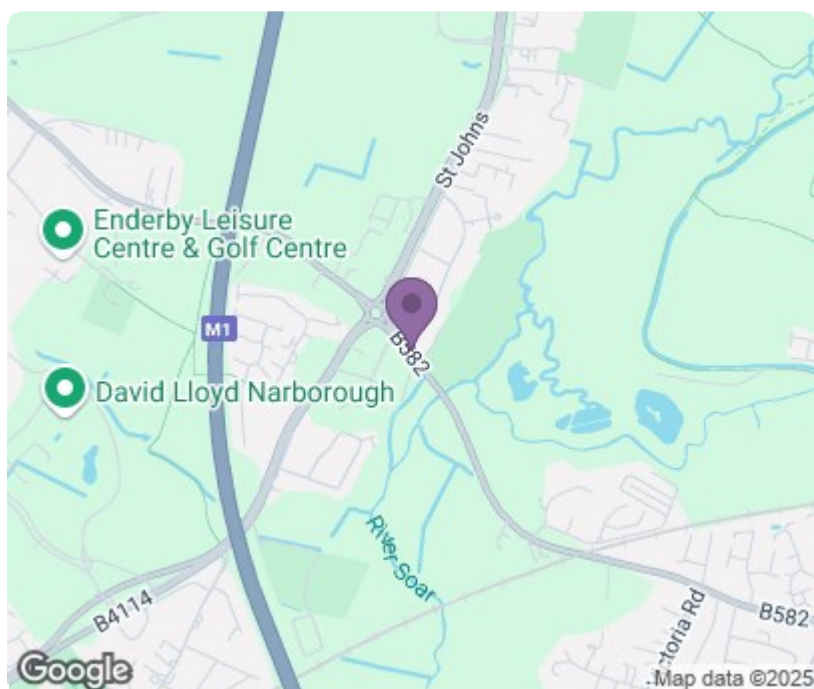


Outbuilding

Approx. 36.3 sq. metres (390.6 sq. feet)



Total area: approx. 187.6 sq. metres (2018.9 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	69
	80
England & Wales	
EU Directive 2002/91/EC	

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 (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	