



51 Dunton Road, Leicester, LE9 6NA

£349,950

THIS PROPERTY IS OUTSTANDING - Having been **REFURBISHED** and **UPGRADED** to a superb standard by the current vendors, this **DETACHED** bungalow has **WELL APPOINTED** accommodation briefly comprising: Porch, Hallway, Living room, Dining kitchen, **THREE** bedrooms and a Bathroom. Outside: Enclosed rear garden and a **LARGE** driveway.

Additional Image



Additional Image



Porch

Via a Upvc front door, with a further door to the hallway.

Entrance Hallway



With doors off to all accommodation and a storage cupboard, radiator.

Living Room

17'7" x 16'8" (5.36 x 5.09)



With two bow windows to the front aspect, a feature fireplace, and double-opening doors to the kitchen. Two radiators.

Dining Kitchen

14'0" x 12'9" (4.28 x 3.90)



With a window to the rear aspect and a door giving outside access, the kitchen has been refitted with a modern and quality range of eye level and base level storage units with Quartz worksurfaces over and matching upstands. There is a fitted electric oven, hob with an extractor hood over, a further combination microwave oven and an integral washing machine and dishwasher. Radiator.

Additional Image



Additional Image



Bedroom Three 9'4" x 10'11" (2.87 x 3.34)



With sliding patio doors to the rear aspect, radiator.

Bedroom One 11'9" x 9'4" (3.59 x 2.85)



With a window to the front aspect, radiator.

Bedroom Two 10'11" 12'0" (3.34 3.68)



With two windows to the rear aspect, radiator.

Bathroom 7'5" x 8'11" (2.28 x 2.73)



With an obscured window to the side aspect, having been refitted with a low level w/c, surface mounted wash basin with storage under, a freestanding bath and a separate shower enclosure with a rainfall showerhead. Heated towel rail / radiator.

Additional Image



Outside



The enclosed and well maintained rear garden is laid to a combination of lawn and paved patio areas with surrounding mature borders and a timber shed.

To the front of the property, is a generously sized block paved driveway and a further planted area.

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.

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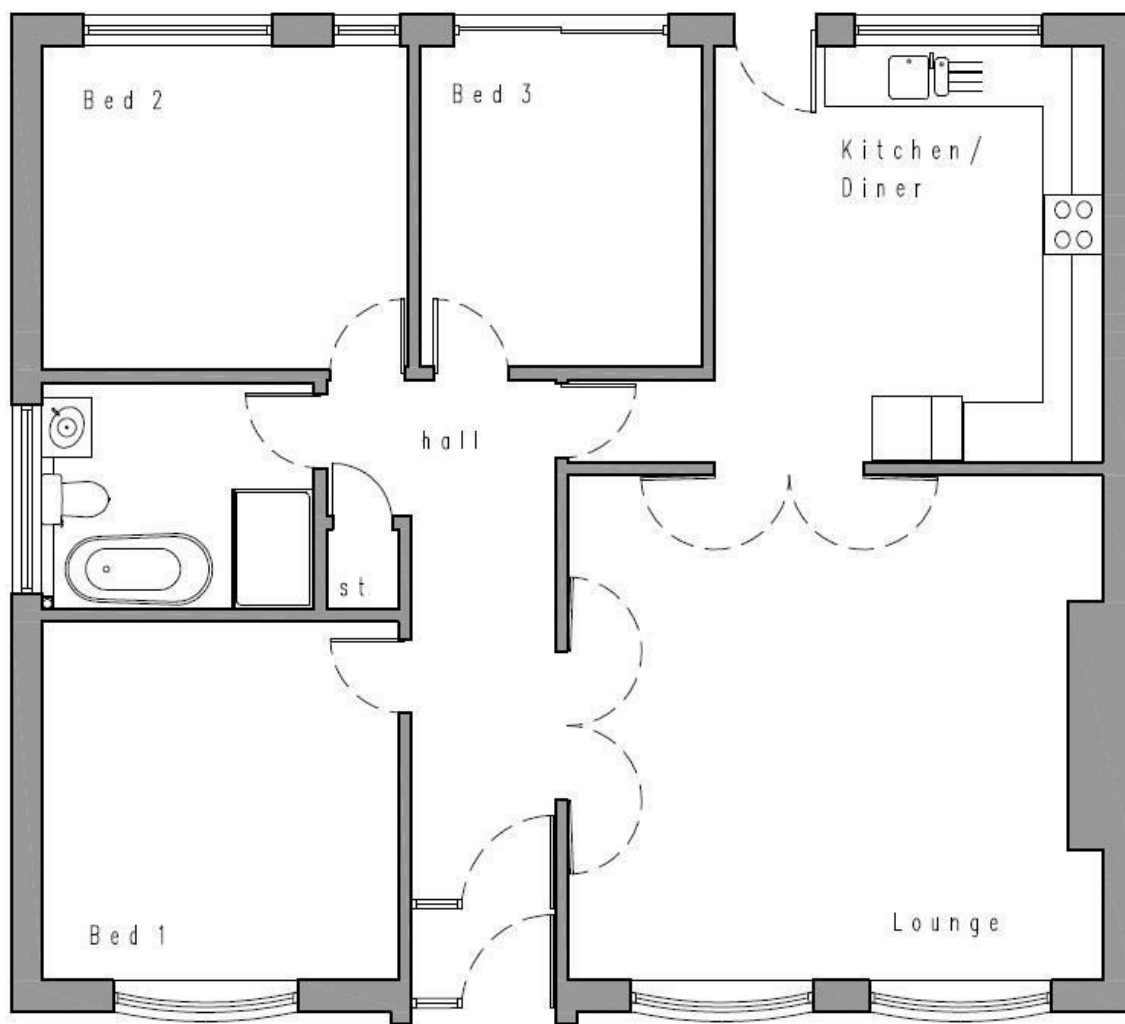
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Opening Hours

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





Floor Plan
101sqm (1087sqft)



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	
	71
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	
	85
England & Wales EU Directive 2002/91/EC	