



## 4 The Burrows, Leicester, LE19 3WS

**£369,950**

**NO CHAIN** - This property, whilst in need of general modernisation, sits on a highly regarded road on the ever popular Pastures Development in Narborough. The property has spacious accommodation briefly comprising: Entrance hallway, Living room, Dining room, Kitchen, Utility, Ground floor w/c. First Floor: Four good sized bedrooms, an En suite and a Bathroom. Outside: Enclosed rear garden, Driveway parking and a garage.

### Entrance Hallway

With doors off to all ground floor accommodation. Radiator.

### Living Room



With a bay window to the front aspect, feature fireplace, radiator.

### Dining Room



With doors to the conservatory and kitchen, radiator.

### Breakfast Kitchen



With windows to the rear aspect and access to the utility. Fitted with a range of eye level and base level storage units with worksurfaces over and splashbacks. Radiator.

### Utility

With a door to the side aspect, space / plumbing for a washing machine and tumble dryer. Radiator.

### Ground Floor Wc

Fitted with a low level w/c and wash basin. Radiator.

### Conservatory



### First Floor Landing

### Bedroom One



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

### En Suite



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

### Bedroom Two



With a bay window to the front aspect, storage cupboard, radiator.

### Bedroom Three

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

### Bedroom Four

With a window to the rear aspect, radiator.

### Bathroom



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

### Outside



The enclosed rear garden is laid largely to lawn with surrounding borders and a paved patio area.

To the front of the property is driveway parking and access to the garage.

### 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](http://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



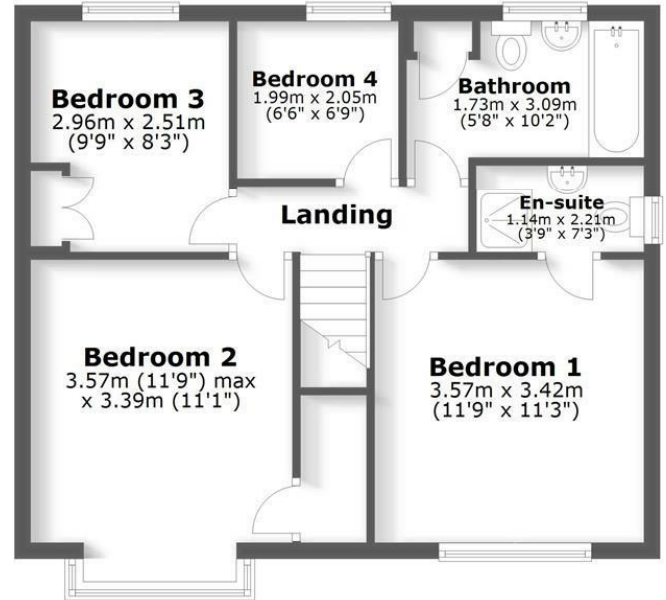
## Ground Floor

Approx. 64.0 sq. metres (689.1 sq. feet)

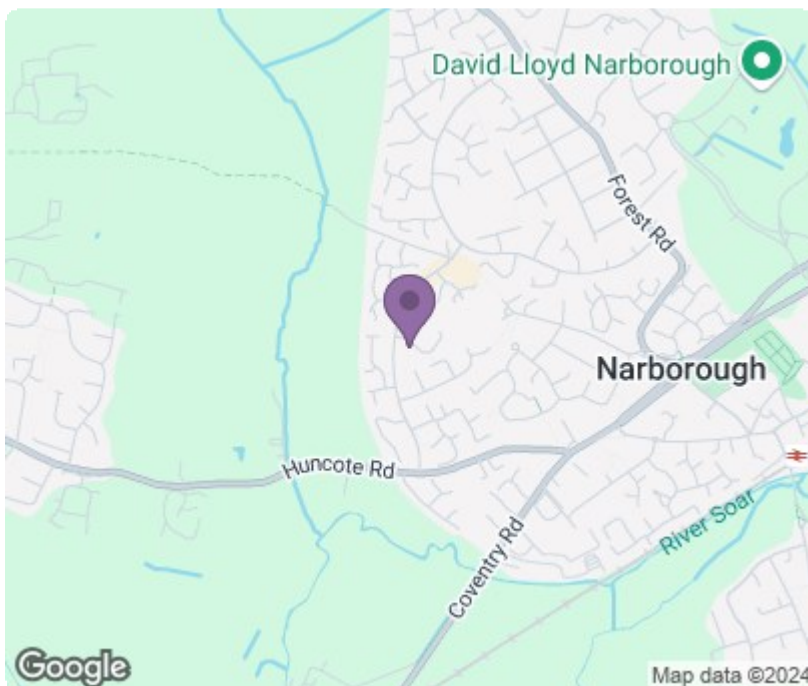


## First Floor

Approx. 52.6 sq. metres (565.7 sq. feet)



Total area: approx. 116.6 sq. metres (1254.8 sq. feet)



Energy Efficiency Rating		Current	Potential
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			
<b>England &amp; Wales</b>		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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	