



**26 Gurney Crescent, Leicester, LE19 2JL**

**Offers Over £220,000**

Situated in the highly popular South Leicestershire village of Littlethorpe, this BEAUTIFULLY PRESENTED two bedroomed town house has spacious and well appointed accommodation briefly comprising: Entrance, Living room, Modern dining kitchen, Two DOUBLE bedrooms and a Modern bathroom. Outside: Enclosed rear garden and TWO allocated parking spaces.

### Entrance Porch

With a door to the living room.

### Living Room

With a window to the front aspect, understairs storage cupboard, door to the kitchen, feature fireplace, radiator.

### Additional Image

### Dining Kitchen

With windows overlooking the rear garden and a door giving outside access. The kitchen is fitted with a range of white gloss eye level and base level storage units with worksurfaces over and tiled splashbacks. There is a fitted double electric oven with a gas hob and extractor hood over, together with space / plumbing for a washing machine and fridge / freezer. Radiator.

### Additional Image

### Additional Image

### First Floor Landing

With doors off to all first floor accommodation.

### Bedroom One

With two windows to the front aspect, radiator.

### Additional Image

### Bedroom Two

With a window to the rear aspect, radiator.

### Bathroom

With a window to the rear aspect, fitted with a low level w/c, wash basin and a bath with shower over and glass screen. Heated towel rail / 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 a further area of lawn and two allocated parking spaces.

### 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.

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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

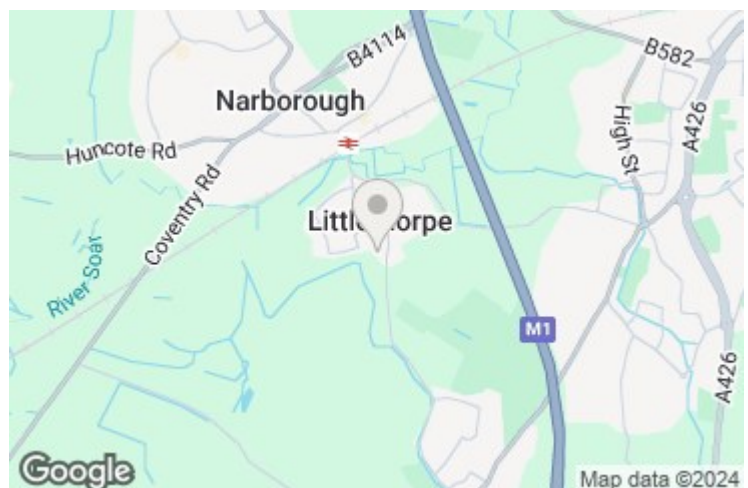
### Notes For Purchasers

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.

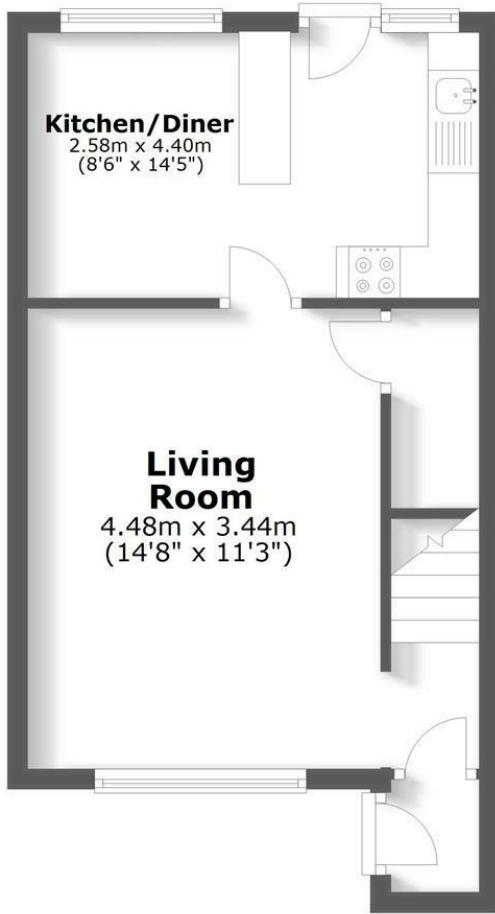
### Opening Hours

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



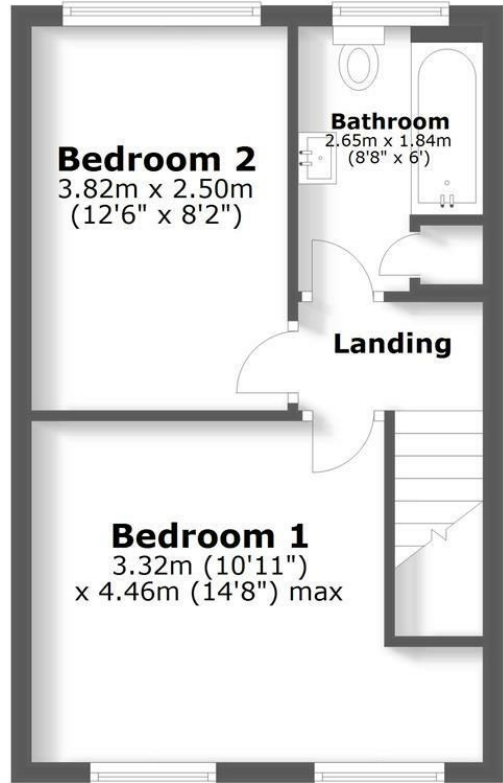
## Ground Floor

Approx. 32.7 sq. metres (351.9 sq. feet)



## First Floor

Approx. 32.1 sq. metres (345.9 sq. feet)



Total area: approx. 64.8 sq. metres (697.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		66	
(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
Vary environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			87
(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			
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