



50 The Fairway, Leicester, LE8 4EL

£249,950

NO CHAIN - A well presented and **SPACIOUS** two bedroomed semi detached bungalow in a highly popular location! The property has been well maintained and has accommodation briefly comprising: Entrance hallway, Living room, Breakfast kitchen, Two good sized bedrooms and a Shower room. Outside: Enclosed rear garden, Driveway parking and a Garage.

Entrance Hallway

With doors off to all accommodation, radiator.

Living Room



With a window to the front aspect, radiator.

Kitchen



With three windows to the side aspect, fitted with a range of white eye level and base level storage units with worksurfaces over and matching upstands. There is a fitted electric oven and hob with an extractor hood over, together with space / plumbing for a washing machine. Radiator.

Additional Image



Conservatory / Utility

With access from the kitchen, having previously been used as a utility area with a door to outside.

Bedroom One



With a window to the rear aspect, range of fitted wardrobes and a dressing table, radiator.

Bedroom Two



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

Shower Room



With an obscured window to the front aspect, fitted with a low level w/c, wash basin and a shower enclosure. Fitted storage units house the recently installed combination boiler. Radiator.

Outside



The enclosed and low maintenance rear garden is laid to a

combination of paving, ornamental gravel and various planted areas. To the side of the property is additional parking and access to the detached garage.

To the front of the property is driveway parking.

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.

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

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. 68.1 sq. metres (732.9 sq. feet)



Total area: approx. 68.1 sq. metres (732.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			86
(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	