



18a Grove Road, Leicester, LE8 6LN

£359,950

This property is outstanding! A beautifully presented and deceptively spacious detached bungalow with well appointed accommodation briefly comprising: Entrance porch, Hallway, Living room, MODERN Dining kitchen, Two double bedrooms and a MODERN Showerroom. Outside: Private and well maintained rear garden, GARAGE and Driveway parking.

Additional Image



Hallway



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

Additional Image



Living Room

17'5" x 13'3" (5.33m x 4.04m)



With double opening French doors to outside, radiator.

Porch



Additional Image



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

Dining Kitchen

25'11" x 9'8" (7.90m x 2.97m)



This room is a particular feature of this property, having been refitted with a modern and quality range of eye level and base level storage units with worksurfaces over and splashbacks.

There is a fitted double electric oven, hob and extractor hood over, together with an integral dishwasher and space for an American style fridge / freezer. Double opening doors lead to a utility cupboard which houses the boiler and has space / plumbing for a washing machine and tumble dryer.

There is a door to the rear garden, a window to the side and a skylight all of which let in ample natural light.

Additional Image



Additional Image



Additional Image

Bedroom

12'4" x 10'9" (3.78m x 3.28m)



With a window to the front aspect, radiator.

Additional Image



Bedroom

11'8" x 10'0" (3.58m x 3.07m)



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

Shower Room
8'2" x 5'6" (2.49m x 1.70m)



With an obscured window to the side aspect, fitted with his and hers sinks, each with storage under, a low level w/c and a large walk-in shower enclosure. Heated towel rail / radiator.

Additional Image



Outside



The enclosed and well maintained rear garden is laid largely to lawn with mature surrounding borders and a good sized Porcelain patio area.
To the front of the property is driveway parking and a garage.

Additional Image



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.

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. 92.8 sq. metres (998.4 sq. feet)



Total area: approx. 92.8 sq. metres (998.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		73	
(69-80) C			
(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
Vary 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	