



6 Leicester Road, Leicester, LE9 4JF

£309,950

A beautifully presented FOUR bed roomed, three storey FAMILY home situated in the ever popular village of Sapcote. The accommodation, which has been maintained to EXACTING STANDARDS by the current vendors, briefly comprises: Entrance hallway, Living room, Dining room, Kitchen, First Floor: Three good sized bedrooms and a REFITTED Bathroom. Second Floor: Master bedroom with a REFITTED en suite. Outside: Enclosed rear garden, GARAGE and driveway parking.

Additional Image

Entrance Hallway



With doors to all ground floor accommodation, stairs off rising to the first floor, understairs storage cupboard, radiator.

Living Room



With double opening French doors to outside, feature real flame coal burning effect gas fire, radiator.

Dining Room



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

Kitchen



With a window to the rear aspect and a door giving outside access, the kitchen is fitted with a modern range of eye level and base level units with worksurfaces over and tiled splashbacks. There is a fitted double electric oven, four ring gas hob with extractor hood over, together with an integrated fridge / freezer, dishwasher and space / plumbing for a washing machine. Radiator.

Additional Image



First Floor Landing



With doors off to all first floor accommodation, airing cupboard and stairs rising to the second floor.

Bedroom



With a window to the rear aspect, radiator.

Bedroom



With a window to the front aspect, radiator.

Bathroom



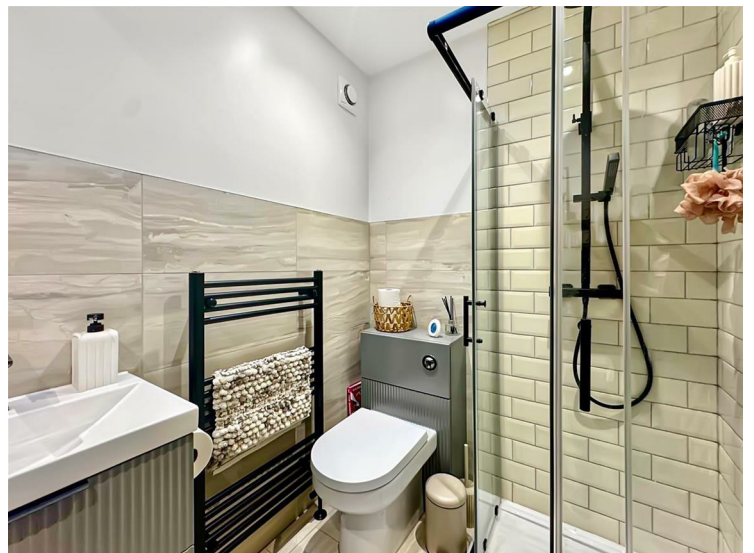
Having recently been refitted with a low level w/c, pedestal wash basin, bath and separate shower. Radiator.

Bedroom



With a window to the rear aspect, radiator.

Additional Image



Second Floor

Bedroom



The large master bedroom has a window to the rear aspect and a radiator.

En Suite



With a skylight window, having been recently refitted with a low level w/c, pedestal wash basin and a shower. Radiator.

Outside



The enclosed, largely walled and private rear garden is laid mainly to

artificial turf, there is a paved patio area, access to the garage and gated access which leads to the driveway and garage.

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.

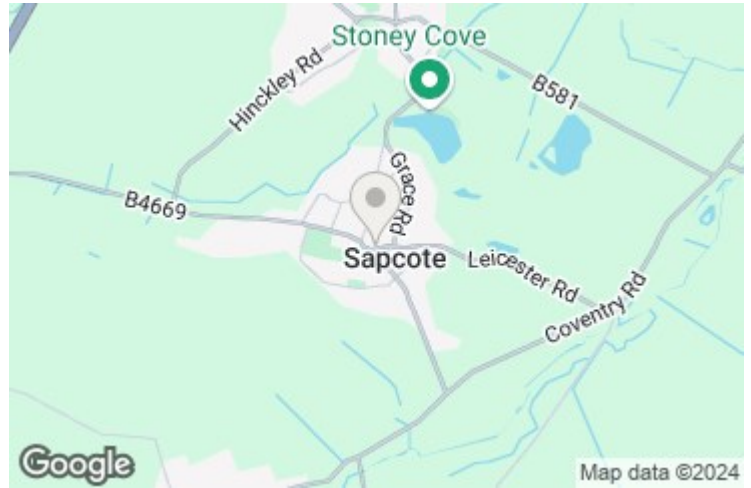
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

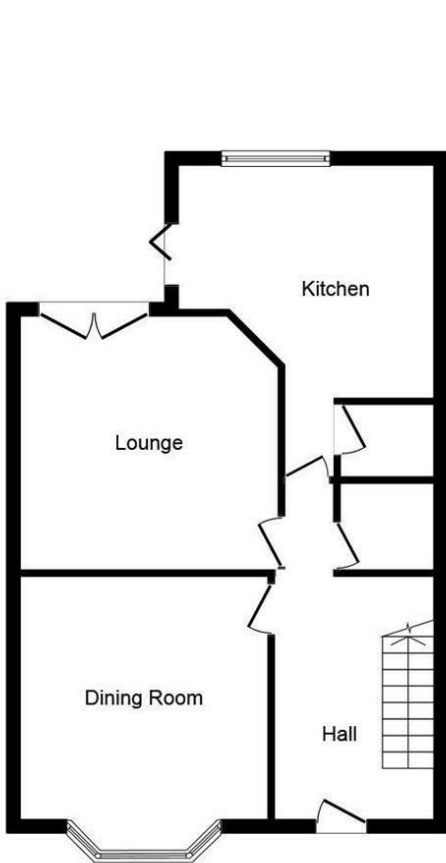
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(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.

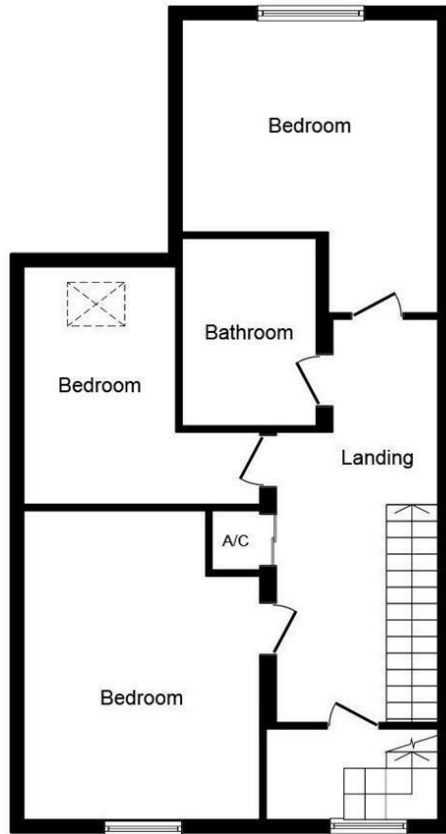
Opening Hours

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

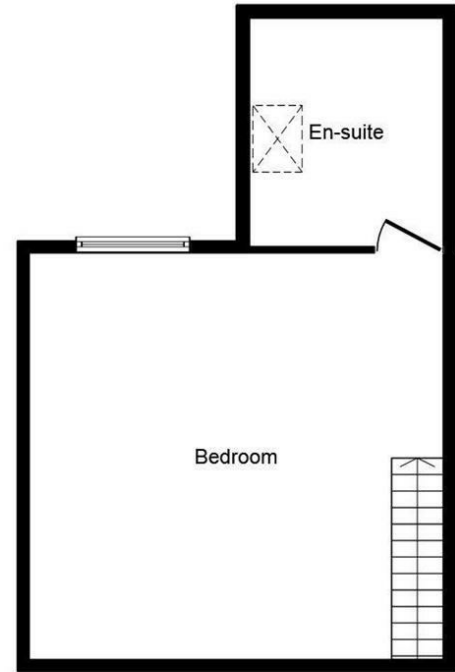




Ground Floor



First Floor



Second Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Energy Efficiency Rating	
Current	Potential
<p>Vary energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>100</p> <p>72</p>
<p>England & Wales EU Directive 2002/91/EC</p>	

Environmental Impact (CO ₂) Rating	
Current	Potential
<p>Vary environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>100</p>
<p>England & Wales EU Directive 2002/91/EC</p>	