



**5 Carlton Avenue, Leicester, LE19 2DE**

**£329,950**

A detached and deceptively spacious three bedroomed detached family home with well appointed accommodation throughout! The accommodation, which has been maintained to an excellent standard by the current vendors, briefly comprises: Entrance hallway, Living room, Dining kitchen, Conservatory, Ground floor w/c. First Floor: Three good sized bedrooms and a family bathroom. Outside: Generous rear garden and ample driveway parking.

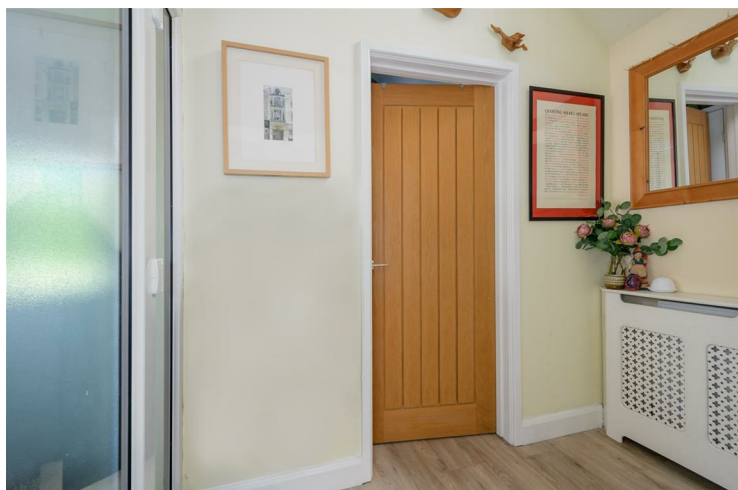


## Entrance Porch & Hallway



The porch is entered by a Upvc front door and has a further obscured glazed door to the hallway. With a feature vaulted ceiling, doors off to the kitchen, living and w/c, stairs rising to the first floor, radiator.

### Additional Image



## Study Area



With a window to the side aspect.

## Living Room



With a window to the front aspect, feature fireplace and double opening internal doors to the dining kitchen. Radiator.

### Additional Image



## Dining Kitchen



With a window to the rear aspect and double opening French doors to the conservatory.

The kitchen is fitted with a range of modern white eye level and base level storage units with worksurfaces over and matching upstands. There is space for a range style cooker with an extractor hood over, together with an integral fridge and freezer. Radiator.

**Additional Image**



**Ground Floor W/C**



**Additional Image**



Fitted with a low level w/c and wash basin, space / plumbing for a washing machine and freezer. Heated towel rail / radiator.

**First Floor Landing**



**Conservatory**



A further versatile living space with windows overlooking the rear garden and doors to outside. Radiator.

With a window to the side aspect and doors off to all first floor accommodation.

**Bedroom One**



With a window to the front aspect, radiator.



### Bedroom Two



With a window to the rear aspect, radiator.

### Bedroom Three



With a window to the front aspect, radiator.

### Bathroom



With two windows to the rear aspect, fitted with a low level w/c, pedestal wash basin and a bath with shower over. Radiator.

### Additional Image



### Outside



The enclosed and well maintained rear garden is laid largely to a paved finish with mature and well-tended surrounding borders. To the front of the property is a generous driveway providing ample vehicular parking.

### 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](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.

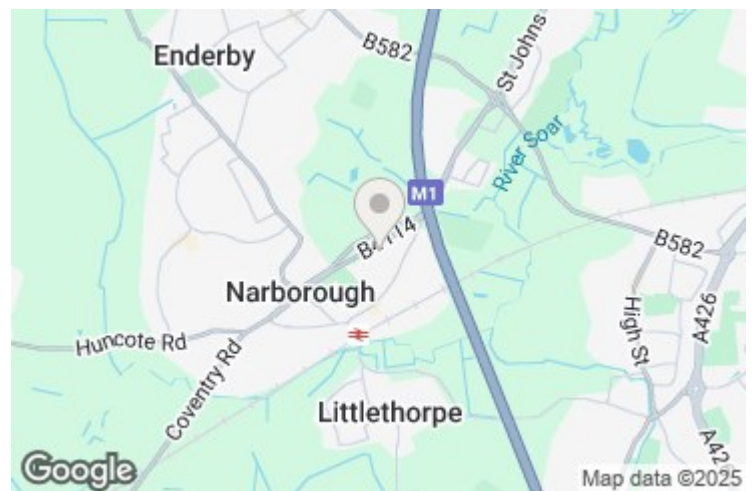
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(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



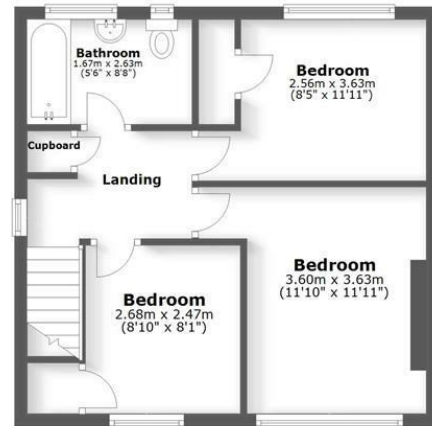
## Ground Floor

Approx. 64.1 sq. metres (690.0 sq. feet)

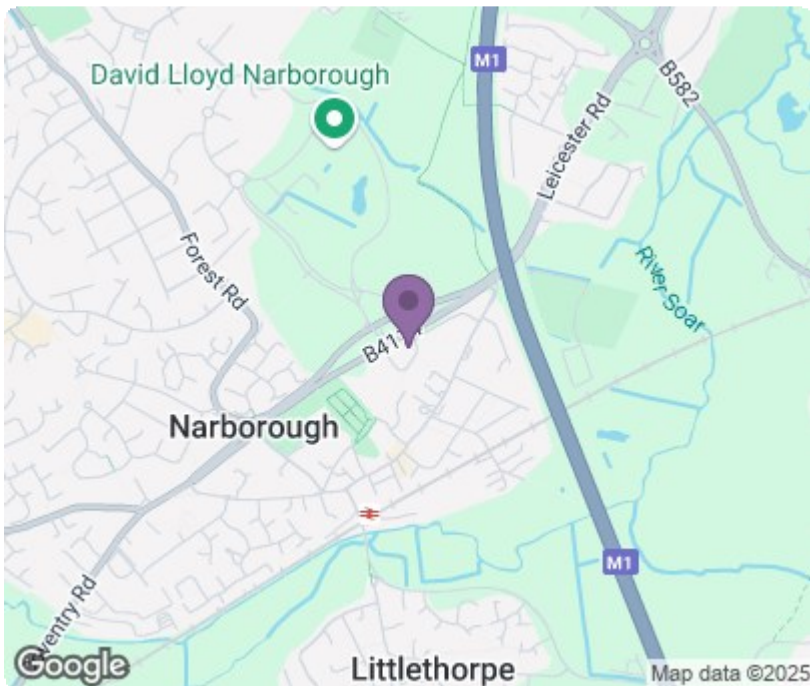


## First Floor

Approx. 39.4 sq. metres (424.2 sq. feet)



Total area: approx. 103.5 sq. metres (1114.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	
			81
			62

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	