



5 Conery Lane, Leicester, LE19 4AB

£279,950

NO CHAIN - A deceptively spacious and extended three bedroomed semi detached home situated in the ever popular South Leicestershire village of Enderby. The well appointed accommodation briefly comprises: Entrance hallway, Breakfast kitchen, Large living / dining room. First Floor: Three good sized bedrooms and a Bathroom. Outside: Enclosed rear garden, Driveway parking and a Garage.

Entrance Hallway



With doors off to both the kitchen and living room, storage cupboard, stairs to the first floor, radiator.

Living / Dining Room



With a window to the rear aspect, feature real flame coal burning effect gas fire, and double opening French doors to outside. Radiator.

Additional Image



Breakfast Kitchen



With windows to both the front and side aspects, fitted with a modern range of eye level and base level storage units with work surfaces over and tiled splashbacks. There is a fitted electric oven and hob with an extractor hood over and space for a fridge / freezer. Radiator.

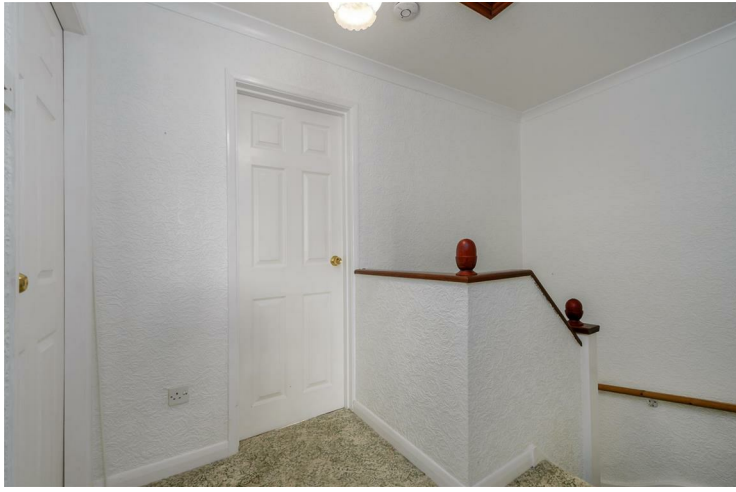
Additional Image



Additional Image



First Floor Landing



With doors off to all first floor accommodation.

Bedroom Three



With a window to the rear aspect, radiator.

Bedroom One



With two windows to the front aspect, storage cupboard and a radiator.

Bathroom



With two windows to the side aspect, fitted with a low level w/c, wash basin and walk in shower enclosure. Heated towel rail / radiator.

Bedroom Two



With a window to the rear aspect, radiator.

Additional Image



Outside



The enclosed and well maintained rear garden is laid largely to lawn with surrounding borders and a block paved patio area. To the front of the property is a generous driveway and access to the garage.

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.

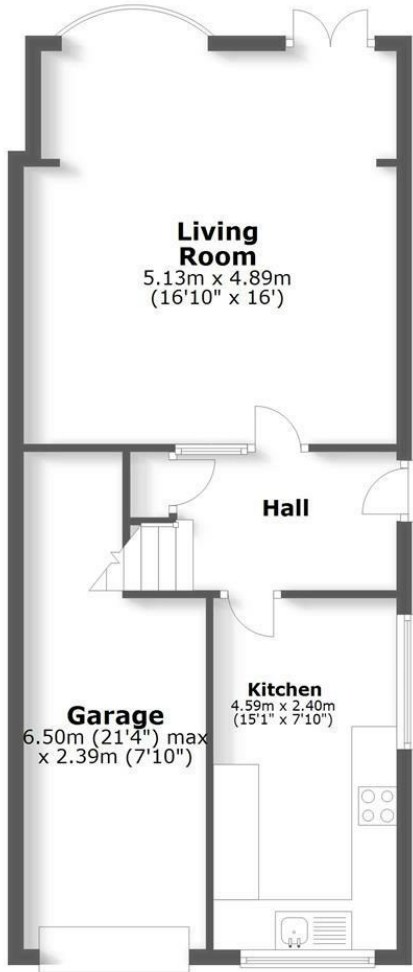
Opening Hours

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



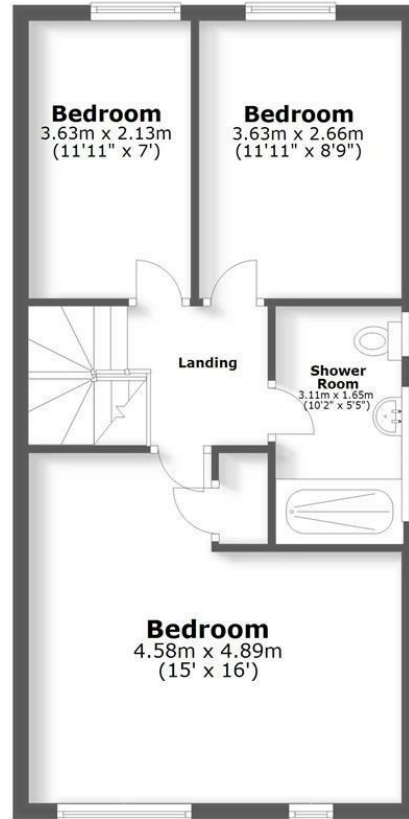
Ground Floor

Approx. 57.3 sq. metres (617.0 sq. feet)



First Floor

Approx. 50.0 sq. metres (538.3 sq. feet)



Total area: approx. 107.3 sq. metres (1155.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Vary 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	

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	