



6 Holt Way, Littlethorpe, LE19 2AQ

£195,000

HERE IS YOUR CHANCE TO PURCHASE A 75% SHARE IN A BEAUTIFULLY PRESENTED and recently constructed two bed roomed semi detached home within a popular and sought after South Leicestershire village. The property has SPACIOUS and WELL APPOINTED accommodation briefly comprising: Entrance hallway, Living room, Dining kitchen, W/c. First Floor: Two DOUBLE bedrooms and a Bathroom. Outside: Enclosed rear garden and DRIVEWAY parking.

Entrance Hallway



The large hallway has stairs off rising to the first floor and doors to the living room, w/c and kitchen. Radiator.

Living Room



With double opening French doors to outside and a window overlooking the rear garden, door to storage, radiator.

Additional Image



Dining Kitchen



With a window to the front aspect, fitted with a modern and quality range of eye level and base level storage units with worksurfaces over and matching upstands. There is a fitted electric oven with a gas hob and extractor hood over, together with space / plumbing for a washing machine and fridge / freezer, Radiator.

Additional Image



Additional Image

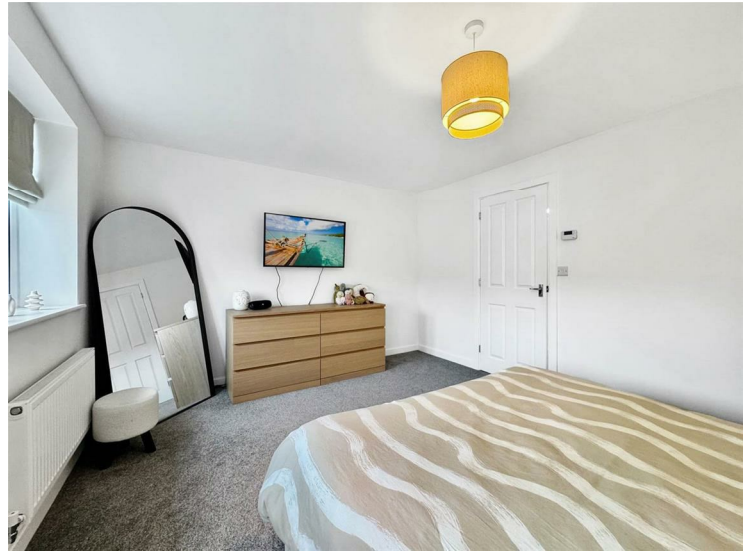


Ground Floor W/c



Fitted with a low level w/c and pedestal wash basin. Radiator.

Additional Image



First Floor Landing



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

Bedroom Two



With two windows to the front aspect, radiator.

Bedroom One



With two windows to the rear aspect, radiator.

Additional Image



Bathroom



Fitted with a low level w/c, pedestal wash basin and a bath with shower over. Heated towel rail / radiator.

Outside



The enclosed rear garden is laid largely to lawn with a paved patio area.

To the side of the property is driveway parking.

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



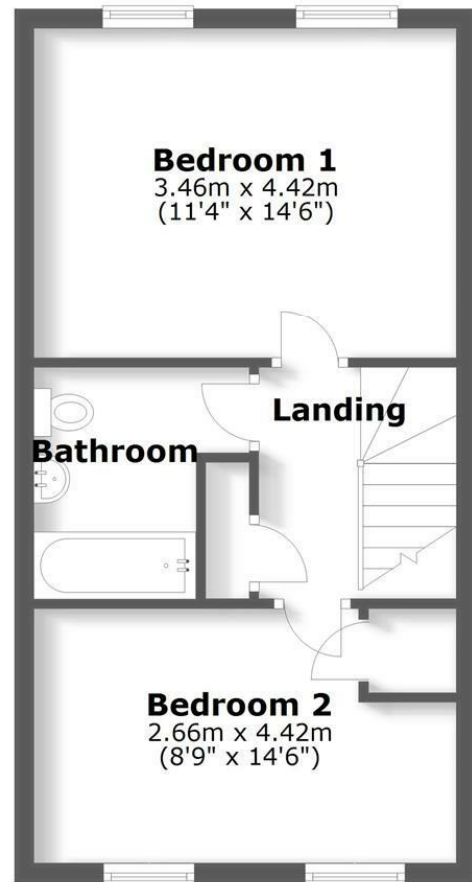
Ground Floor

Approx. 38.6 sq. metres (415.6 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.6 sq. feet)



Total area: approx. 77.2 sq. metres (831.3 sq. feet)



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Vary energy efficient - lower running costs			97	Vary environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B		85		(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	