



**26 Arnolds Crescent, Leicester, LE9 9LD**

**Offers Over £330,000**

**THIS PROPERTY IS OUSTANDING**, having been maintained to an exceptional standard, and offering vast potential to extend, this spacious family home has accommodation briefly comprising: Entrance hallway, Large living room, Breakfast kitchen, Additional sitting room, Conservatory. First Floor: Three good sized bedrooms and a Bathroom. Outside: Generous rear garden, and **THREE garages. NO CHAIN!**



### Entrance Hallway



With stairs off rising to the first floor and doors to the living room and kitchen.

### Living Room



With a window to the front aspect and large patio doors to the conservatory, feature real flame coal burning effect gas fire and two radiators.

### Additional Image



### Additional Image

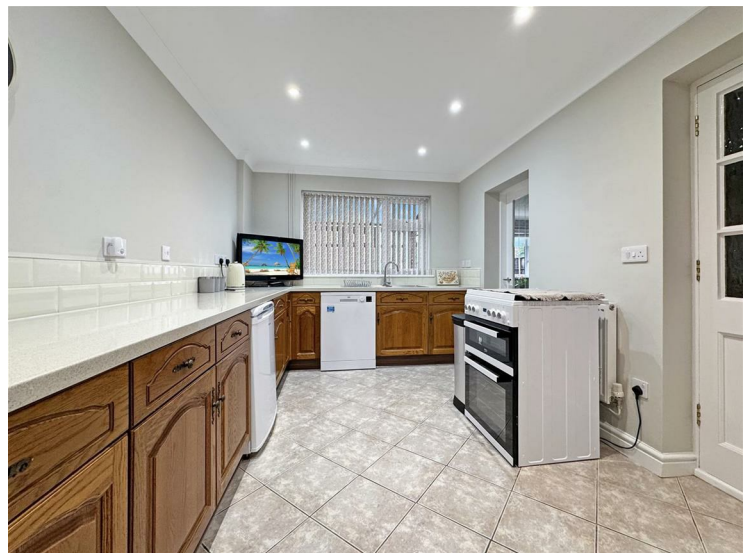


### Conservatory



This excellent addition to the property provides a further versatile living space. With windows overlooking the rear garden, doors to outside and a radiator.

### Kitchen



With a window to the rear aspect and a door to the additional sitting room. Fitted with a good range of base level storage units with



worksurfaces over and space / plumbing for a range of white goods. Radiator.

#### Additional Image



#### Bedroom Two



With a window to the rear aspect, radiator.

#### Additional Sitting Room



A large room with a window to the rear aspect and a feature fireplace, radiator.

#### Bedroom Three



With a window to rear aspect, newly installed boiler in cupboard, radiator.

#### Garage / Store Rooms

With access to both garages, a w/c and an additional conservatory. All of which offer the potential to be built above and / or converted into further living accommodation, subject to obtain the necessary planning consents.

#### First Floor Landing

With doors off to all first floor accommodation.

#### Bedroom One

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



With a window to the front aspect, fitted with a low level w/c, wash basin, bath and a separate shower cubicle. Heated towel rail / radiator.



## Outside



The enclosed and well maintained rear garden is laid largely to lawn with mature and well stocked surrounding borders, along with a paved patio and entrance to the detached garage.

To the front of the property is a large block paved driveway and access to the two further garages.

### 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.

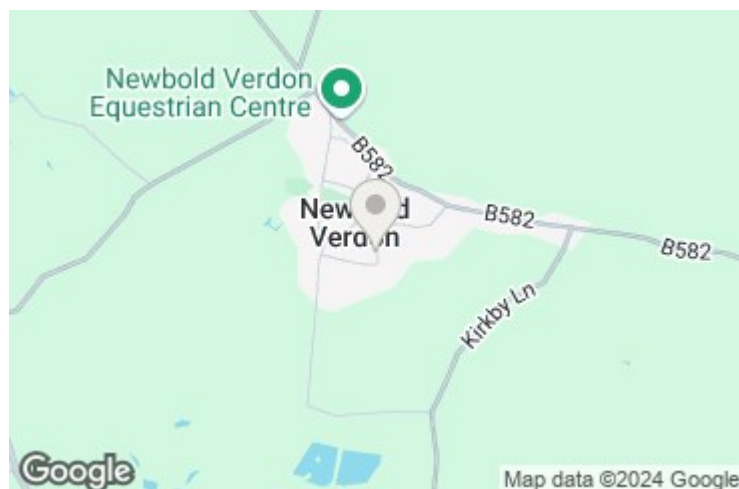
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(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.

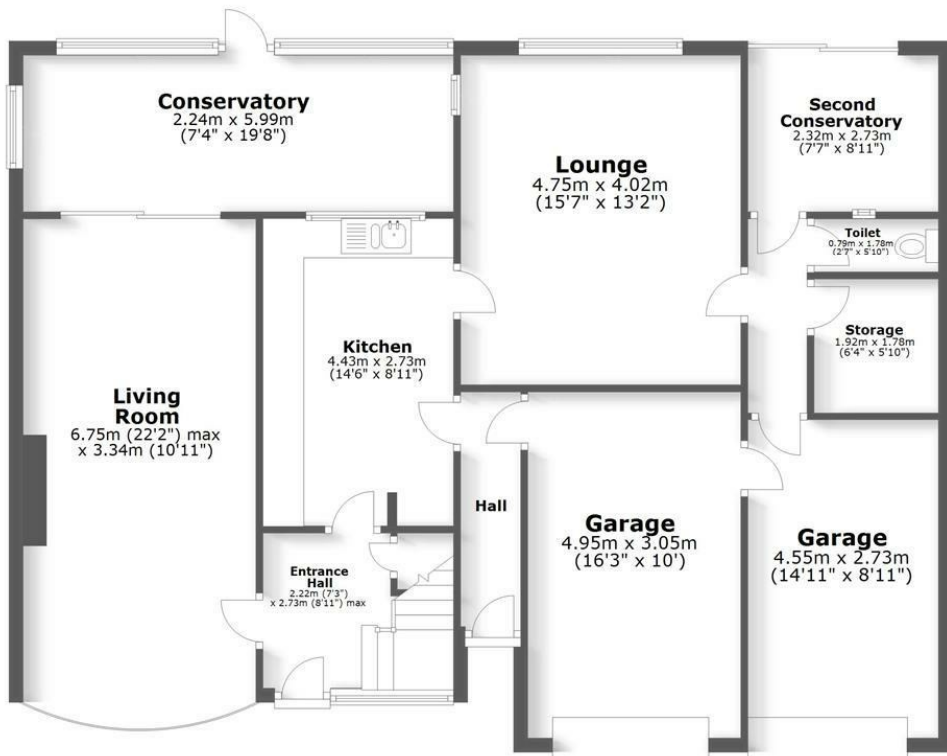
### Opening Hours

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



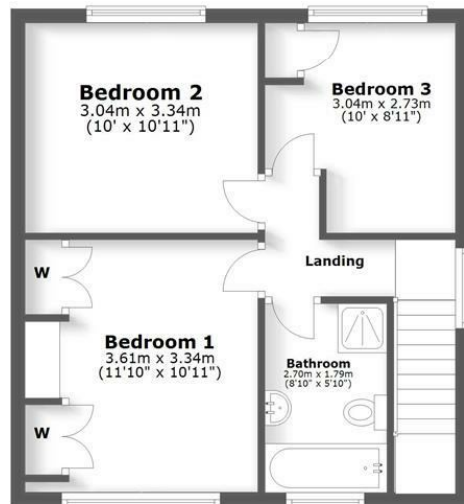
### Ground Floor

Approx. 122.7 sq. metres (1321.2 sq. feet)



### First Floor

Approx. 41.8 sq. metres (449.5 sq. feet)



Total area: approx. 164.5 sq. metres (1770.6 sq. feet)



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

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