



**26 Cross Street, Leicester, LE19 4NJ**

**£249,500**

This characterful home is situated within the sought-after conservation area of central Enderby, the accommodation offers a modern finish throughout and briefly comprises: Large living room, kitchen/diner, downstairs toilet. First Floor: Two good sized bedrooms and a Bathroom. Outside: Enclosed rear garden, allocated parking.

## Living Room



With windows to the front and side aspect, feature fireplace, radiator, doors to the storage and downstairs toilet and kitchen, stairs raising to the first floor.

## Additional Image



## Additional Image



## Downstairs Toilet



With a window to the rear aspect, fitted with a low level w/c and wash basin.

## Kitchen/Diner



With windows to the rear 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 a gas hob with an extractor hood over and space for a fridge / freezer. Radiator. Door giving access to the garden.

**Additional Image**



**Additional Image**



**Additional Image**



**Bedroom One**



**First Floor Landing**



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

**Additional Image**



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

## Storage/Walk in Wardrobe



With a window to the side aspect, built in shelves and a radiator.

## Bedroom Two



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

## Additional Image



## Bathroom



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

## Outside



The enclosed and well maintained rear garden is laid to block paved patio area. Allocated off road parking space.

## Additional Image



## Additional Image



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## Notes For Purchasers

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(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.

## 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.

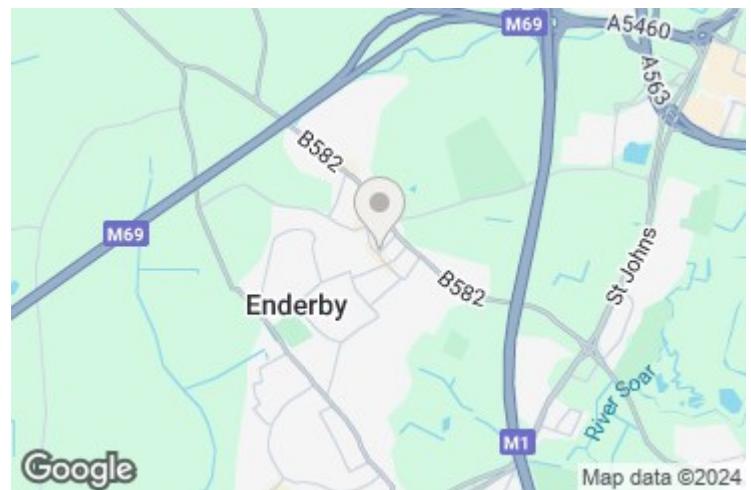
## Opening Hours

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

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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	EU Directive 2002/91/EC

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		
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(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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