



41a Hinckley Road, Leicester, LE9 4LJ

Offers Over £310,000

An exciting opportunity to purchase a deceptively spacious detached bungalow finished to EXACTING standards with an EXCELLENT SPECIFICATION throughout. The property, which is ALMOST NEW, has well appointed accommodation briefly comprising: Entrance hallway, Large living kitchen, Two DOUBLE bedrooms, EN SUITE, and a Bathroom. Outside: Enclosed and generous rear garden and Driveway parking. THIS PROPERTY FURTHER BENEFITS FROM SOLAR PANELS AND AN AIR SOURCE HEAT PUMP!

Entrance Hallway

With doors off to all first floor accommodation, and underfloor heating which runs through the majority of the property.

Living Kitchen

This large room has ample space for dining and living furniture, with large bi-folding doors to the rear garden. The kitchen area is fitted with a quality and modern range of eye level and base level storage units, a good range of quality integral appliances and under counter lighting.

Bedroom

A good sized double bedrooms with a window to the front aspect and a door to the en suite.

En Suite

Fitted with a low level w/c, wash basin and shower enclosure.

Bedroom

Another good sized double bedroom.

Bathroom

Fitted with a low level w/c, wash basin and bath with a shower over and glass screen.

Outside



The generously sized rear garden is enclosed with a good sized patio area.

To the front of the property is a large driveway.



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



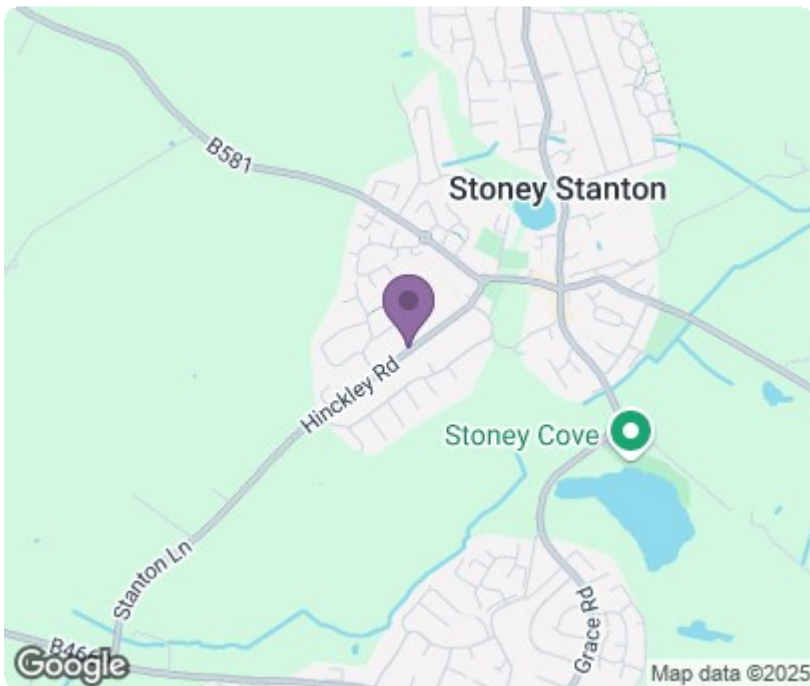
Ground Floor

Approx. 77.1 sq. metres (830.0 sq. feet)



Total area: approx. 77.1 sq. metres (830.0 sq. feet)

This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(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
Very 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	