

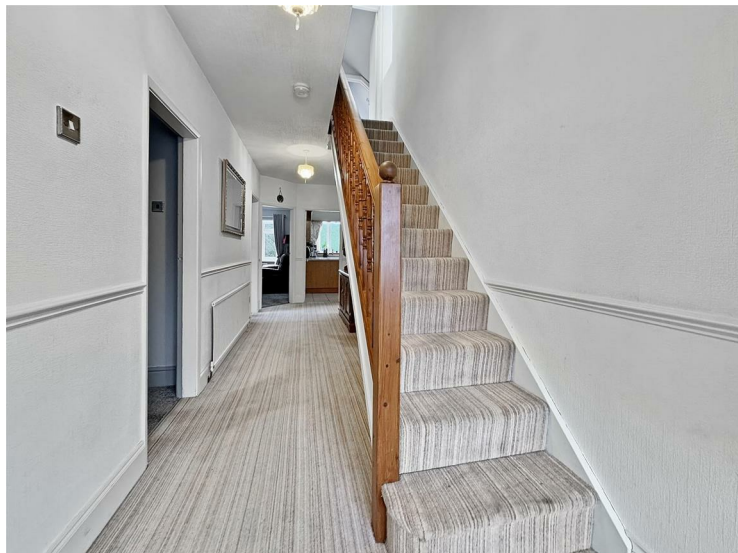


51 New Street, Leicester, LE8 4GT

Offers Over £450,000

NO CHAIN - A deceptively spacious and **EXECUTIVE** detached bungalow situated close to local amenities on a **GENEROUS PLOT**! The accommodation, which has been maintained to an excellent standard, briefly comprises: Entrance hallway, Living room, Dining kitchen, Conservatory, Three ground floor bedrooms and a Bathroom. To the first floor is a very large main bedroom with an Ensuite. Outside: **IMMACULATE** and large rear garden, Driveway parking and a **GARAGE**.

Entrance Hallway



With doors off to all ground floor accommodation, stairs rising to the first floor, radiator.

Living Room



With windows to the side and rear aspects, feature real flame coal burning effect gas fire, radiator.

Dining Kitchen



With a window to the rear overlooking the garden and a door to the

conservatory. Fitted with a comprehensive range of eye level and base level storage units with worksurfaces over and splashback. There is a fitted double electric oven, gas hob with an extractor over and a range of integral appliances. Radiator.

Conservatory



With windows overlooking the rear garden and a door to outside.

Bedroom



With a window to the front aspect, range of fitted furniture and storage units, radiator.

Bedroom



With a window to the side aspect, radiator.

Bedroom / Dining Room



With a window to the front aspect, radiator.

Bathroom



With a window to the side aspect, fitted with a low level w/c, inset wash basin with storage under and a separate shower enclosure. Heated towel rail / radiator.

First Floor

Bedroom



With three skylight windows and various large storage areas. In our opinion, this room could be divided to create an additional room or, a large dressing area.

Additional Image



Additional Image



En Suite



With a skylight window, fitted with a low level w/c, wash basin and shower enclosure. Heated towel rail / radiator.

Outside



A particular feature of this property is the plot on which it sits. The mature and beautifully manicured rear garden is laid largely to lawn with well stocked surrounding borders creating year-round interest and various paved seating areas. To the front of the property is a large driveway and access to the detached garage.

Additional Image



Additional Image



Additional Image



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.

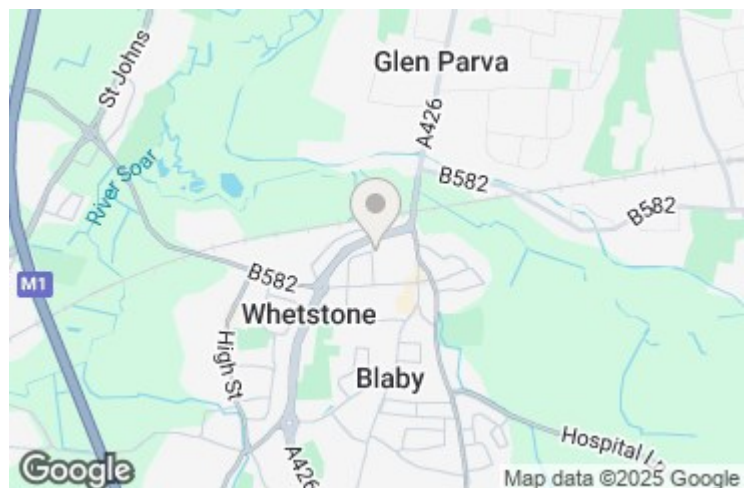
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

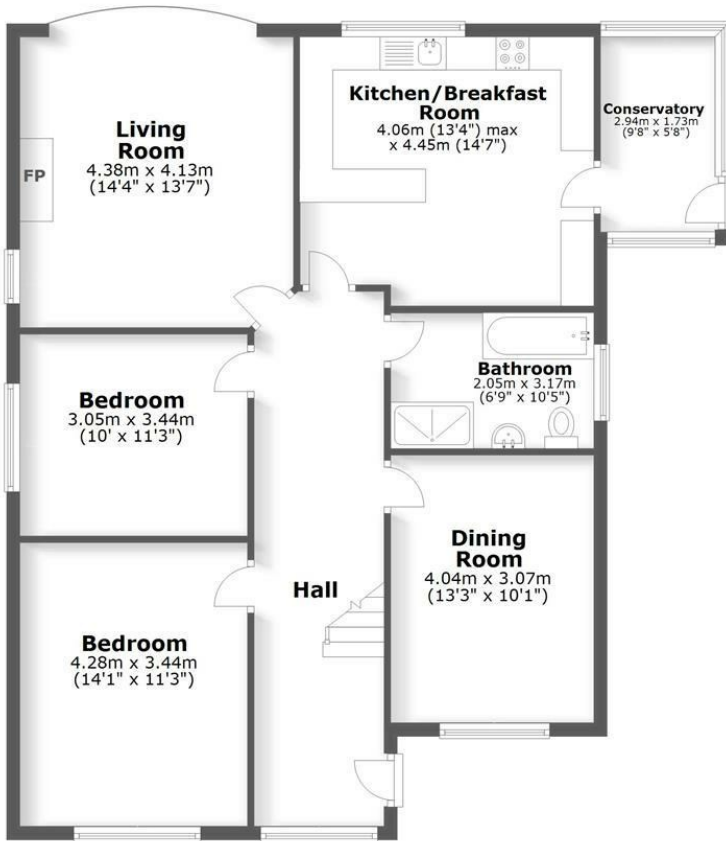
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

Opening Hours

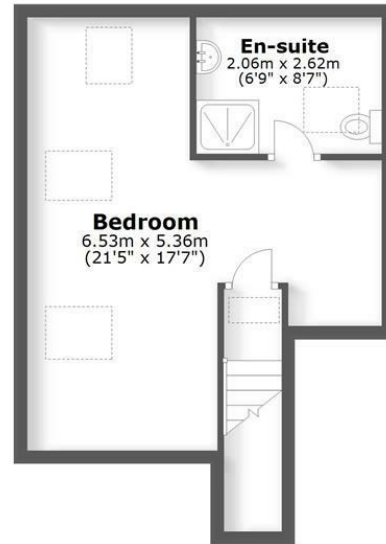
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



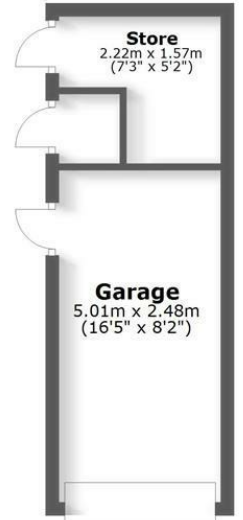
Ground Floor



First Floor



Second Floor



| 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 | 77 |

| 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 | |