



## 10 Jasmine Court, Leicester, LE19 3WH

**£269,000**

Situated on the ever popular Pastures development in Narborough, this BEAUTIFULLY presented three bedroomed semi detached home is offered for sale with 'NO CHAIN'!

The accommodation, which has been maintained to an excellent standard by the current vendors, briefly comprises: Entrance hallway, Living room, Dining kitchen, Three bedrooms and a Bathroom. Outside: Enclosed rear garden, Driveway parking and a Garage.

### Entrance Hallway

With stairs off rising to the first floor and a door to the living room. Radiator.

### Living Room



With a window to the front aspect, feature fireplace and a door to the dining kitchen. Radiator.

### Additional Image



### Dining Kitchen



With a window to the rear aspect and a door giving outside access. The kitchen is fitted with a modern and quality range of eye level and base level storage units with worksurfaces over and matching upstands. There is fitted double oven with a hob and extractor hood over, together with a range of integral appliances. Radiator.

### Additional Image



### First Floor Landing



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

### Bedroom Three



With a window to the front aspect, radiator.

### Bedroom One



With a window to the front aspect, radiator.

### Bathroom



With a window to the rear aspect, fitted with a low level w/c, wash basin and a 'P' shaped bath with shower over and glass screen and shower over. Heated towel rail / radiator.

### Bedroom Two



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

### Outside



The enclosed rear garden is laid largely to lawn with mature

surrounding borders and a paved patio area. Access leads to the side and front of the property where there is ample driveway parking and a detached garage.

#### 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.

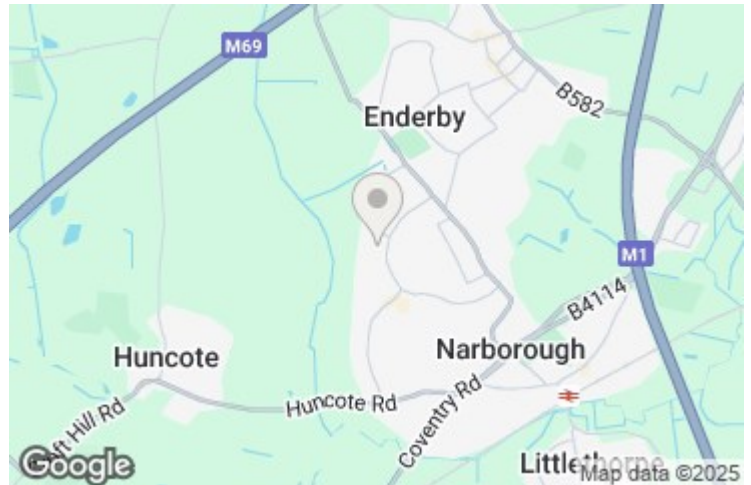
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(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

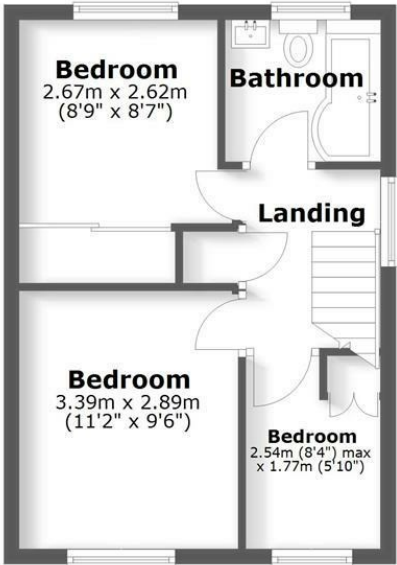
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



Ground Floor



First Floor



| Energy Efficiency Rating                    |  | Current                                                                               | Potential |
|---------------------------------------------|--|---------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |  |                                                                                       |           |
| (92 plus) <b>A</b>                          |  |                                                                                       | <b>87</b> |
| (81-91) <b>B</b>                            |  |                                                                                       |           |
| (69-80) <b>C</b>                            |  | <b>73</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 |  |                                                                                       |           |
| England & Wales                             |  | EU Directive<br>2002/91/EC                                                            |           |
|                                             |  |  |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|-----------------------------------------------------------------|-----------|
| Current                                                         | Potential |
| Very 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 |           |
| England & Wales                                                 |           |
| EU Directive 2002/91/EC                                         |           |