



## 39 The Pastures, Leicester, LE19 3DY

**£334,950**

An extremely well presented two bedroom detached bungalow situated on the popular Pastures development in Narborough for sale with NO CHAIN. The property briefly comprises: Entrance hall, living room with separate dining area, fitted kitchen, two double bedrooms and bathroom. There is ample driveway parking and a garage to the front of the property, and a low maintenance garden to the rear. The property, including the garden, is fully wheelchair accessible. Early viewing highly recommended.



### Entrance Hall



Entered via a uPVC front door with rooms off to all accommodation, boiler cupboard, further storage cupboard and loft access.

### Living Room



With a window to the front aspect and arch to the dining area, feature fireplace with remote controlled gas fire, two radiators.

### Additional Image



### Dining Area



With French doors giving access to the rear garden, radiator.

### Kitchen



Fitted with a range of eye level and base level units with worksurfaces over. There is a double electric oven, gas hob and integrated fridge, space / plumbing for a washing machine and a radiator. There is a window overlooking the rear garden and a door giving access to outside.

### Additional Image





### Bedroom One



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

### Additional Image



### Bedroom Two



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

### Additional Image



### Bathroom



With an obscured glazed window to the rear aspect. Fitted with a low level WC, pedestal wash hand basin and shower cubicle. Radiator.

### Outside



The good sized enclosed rear garden is a particular feature of this property. The garden is wheelchair accessible and there is a large patio area, further gravel area and low maintainance borders and



beds. A gate to the side gives access to the driveway, and there is a door to the rear of the garage. To the front of the property is parking for up to five cars, and a single garage with electric door, light and power.

#### 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](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.

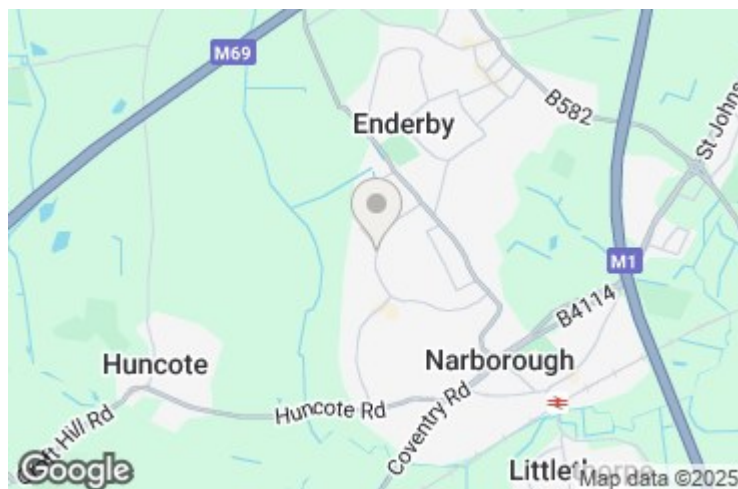
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(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 <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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	