



## 7 Ralphs Close, Dunton Bassett, LE17 5JQ

**£269,950**

Situated in the ever popular South Leicestershire village of Dunton Bassett this EXTENDED two bedroomed home, with COUNTRYSIDE VIEWS to the rear, has well appointed accommodation briefly comprising: Entrance hallway, Lounge, Dining kitchen with GARDEN ROOM, two bedrooms and a modern bathroom. Outside: Enclosed and well maintained rear garden and OFF ROAD PARKING.



### Entrance Hallway

Via a Upvc and obscured glass paneled front door, meter cupboard, alarm control panel and access to...

### Living Room



With stairs off rising to the first floor, window to the front aspect, opening to the dining kitchen, feature wall mounted electric fire, radiator.

### Additional Image



### Dining Kitchen



This room is a particular feature of this property! Fitted with a range of eye level and base level units, rolled edge work surfaces and tiled splash backs. There is space / plumbing for a washing machine and fridge / freezer.

The garden room has two Velux windows and bi-folding doors to outside.

### Additional Image



### Additional Image





Additional Image



Additional Image



**First Floor Landing**

With doors off to all first floor accommodation and access to the loft space.

**Master Bedroom**

10'7" x 10'6" (3.23 x 3.20)



With a window to the front aspect, fitted wardrobes with sliding mirrored doors. Radiator.

**Bedroom Two**

9'9" x 7'7" (2.97 x 2.31)



With a window to the rear aspect over looking open countryside, radiator.

**From Above**





## Bathroom



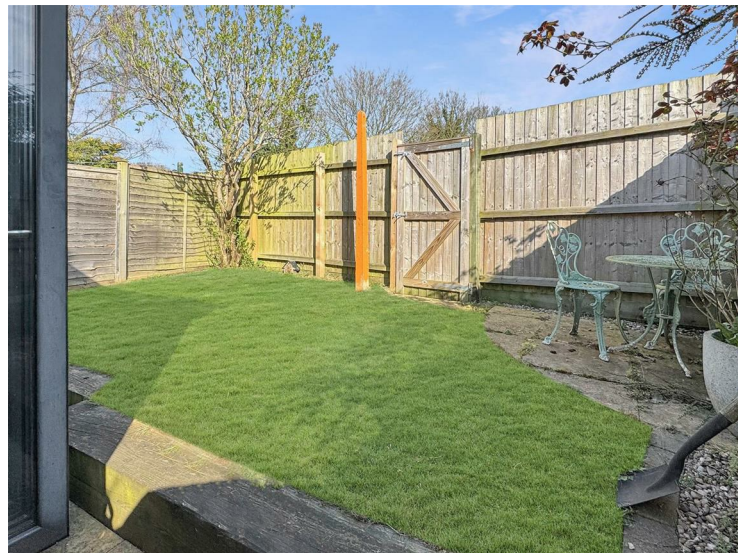
With an obscured window to the rear aspect, the bathroom has floor to ceiling tiling and is fitted with a low level wc, pedestal wash basin and a panelled bath with a shower over. Heated towel rail / radiator.

## Outside



Enclosed and well maintained rear garden being laid mainly to lawn. Gated access leads to the side of the property where there is allocated parking for two vehicles together with a front garden which is also laid to lawn.

## 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.

### 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.

### 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.

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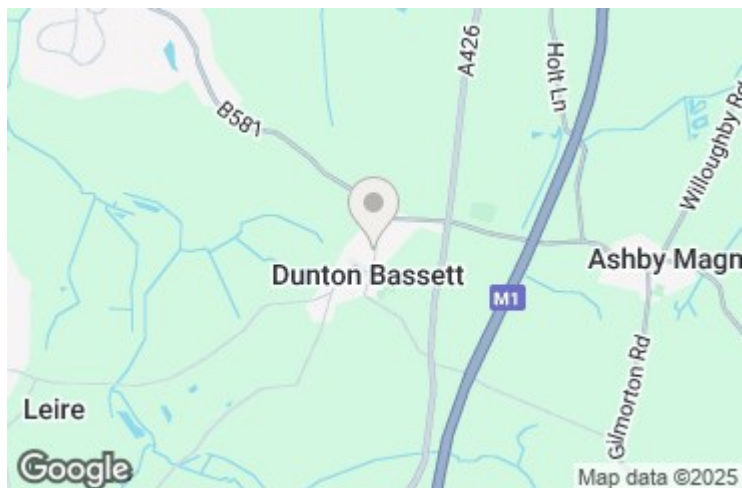
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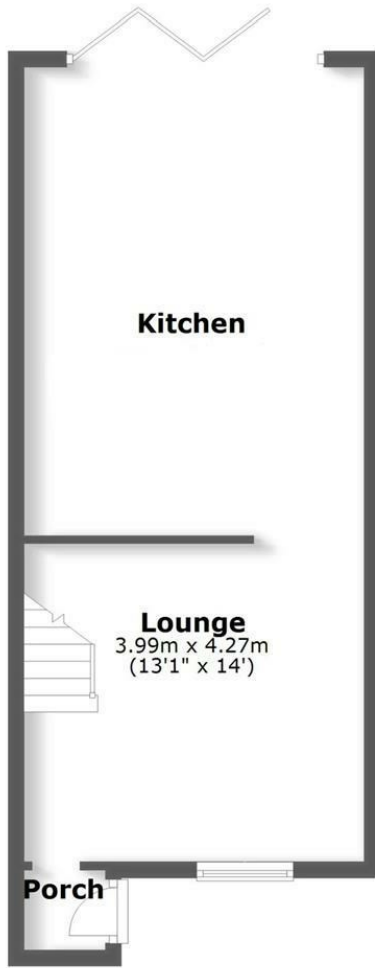
### Opening Hours

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



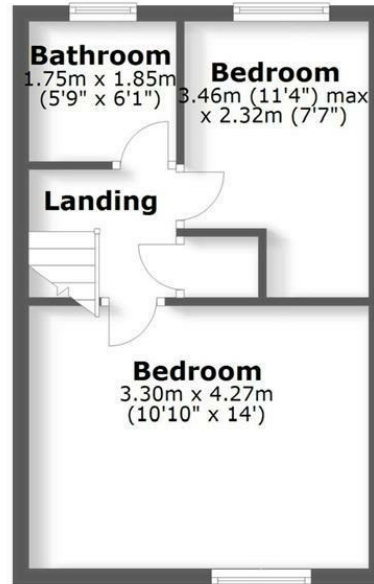
## Ground Floor

Approx. 43.7 sq. metres (469.9 sq. feet)



## First Floor

Approx. 29.3 sq. metres (315.3 sq. feet)



Total area: approx. 72.9 sq. metres (785.2 sq. feet)



Energy Efficiency Rating	
Current	Potential
Vary energy efficient - lower running costs (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 energy efficient - higher running costs	
	86
52	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Vary 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	
	84
45	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	