



7 Ralphs Close, Dunton Bassett, LE17 5JQ

£259,000

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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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.

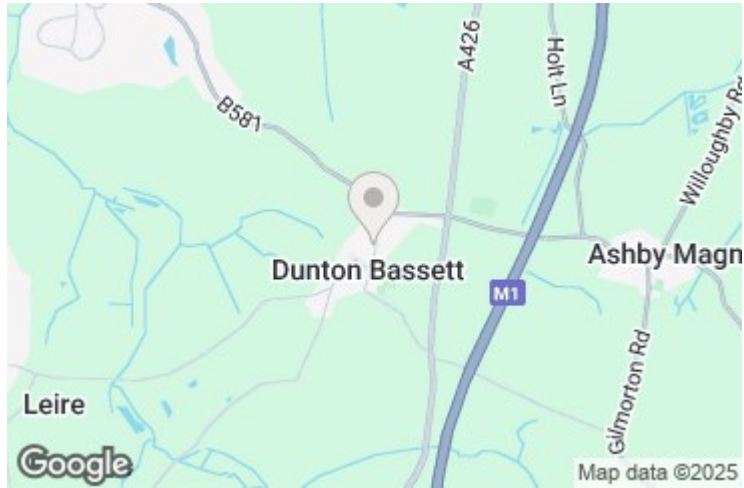
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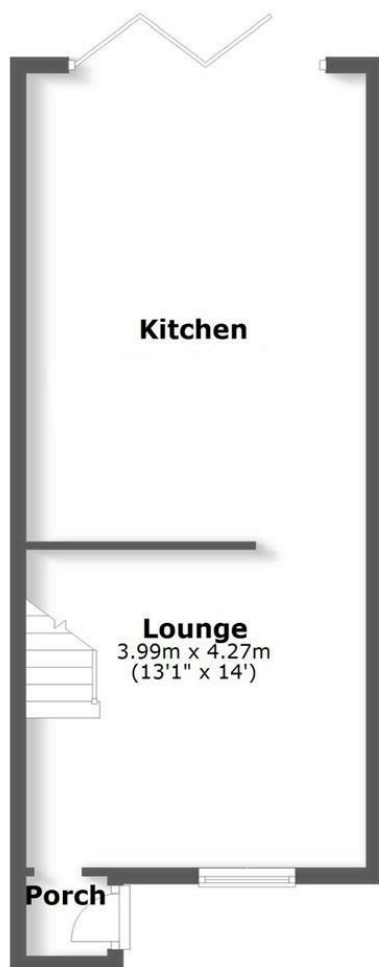
CALL US NOW ON 0116 284 9636

Opening Hours

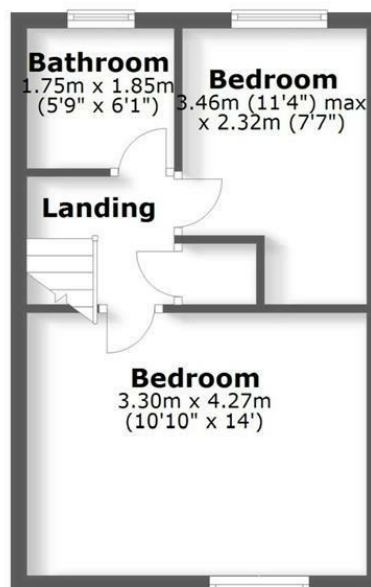
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



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



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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A				(02 plus) A			
(01-01) B			86	(01-01) B			84
(00-00) C				(00-00) C			
(05-04) D				(05-04) D			
(30-54) E		52		(30-54) E		45	
(21-30) F				(21-30) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	