



**19 Leicester Road, Leicester, LE8 5QU**

**£269,950**

**NO CHAIN** - A well presented **THREE** storey, **FOUR** bedroomed modern family home with spacious and flexible accommodation briefly comprising: Entrance hallway, Dining kitchen, Living room, Ground floor w/c, Four bedrooms, one with an **EN SUITE** and a Family bathroom. Outside: Enclosed rear garden and **DRIVEWAY** parking. **MUST BE SEEN!**



## Entrance Hallway

## Dining Kitchen



With a window to the front aspect, fitted with a modern range of eye level and base level storage units with work surfaces over and tiled splashback. There is a fitted oven, hob and extractor, together with an integral fridge / freezer and space / plumbing for a washing machine. Radiator.

## Additional Image



## Living Room



With double opening French doors to outside, radiator.

## Ground Floor W/c



With a low level w/c and wash basin. Radiator.

## First Floor Landing

## Bedroom



With a window to the rear aspect and a door to the en suite, radiator.



## En Suite



Fitted with a low level w/c, wash basin and shower cubicle. Heated towel rail / radiator.

## Bedroom



With a window to the rear aspect, radiator.

## Bedroom



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 bath. Heated towel rail / radiator.

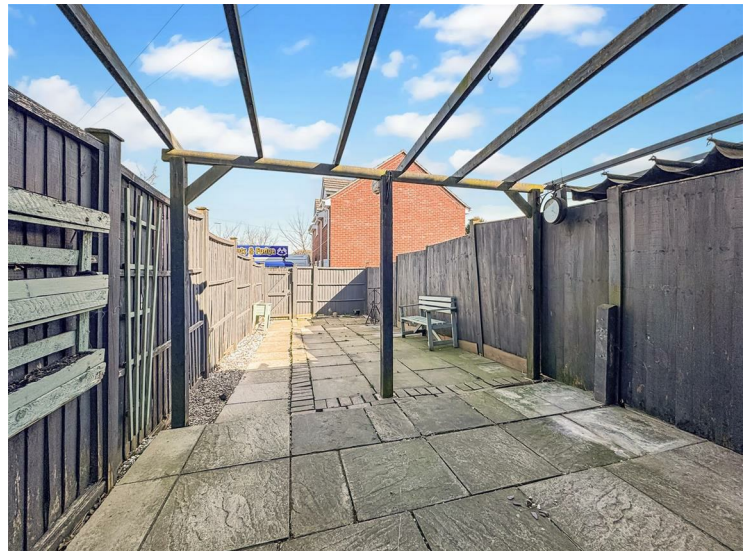
## Second Floor Landing

### Bedroom



With a window to the front aspect, radiator.

## Outside



The enclosed and low maintenance rear garden is laid to a paved finish. Gated access leads to the driveway.

Additionally, there is a garage, which, whilst it doesn't form part of the sale, is available for a peppercorn rent.

#### 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

