



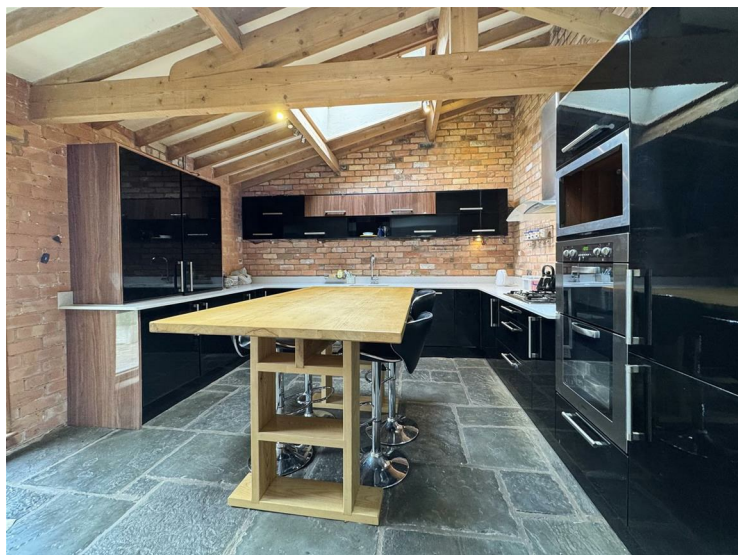
155A Queens Road, Leicester, LE2 3FN

£484,950

An attractive former coach house situated in Clarendon Park. Dating back to the early 1900's, this unique detached family home offers well appointed and spacious accommodation boasting a wealth of charm and character. Approached by electrically operated gates, the property briefly comprises: Entrance, Breakfast kitchen, Large living room, Dining room, Three bedrooms, one with an En-suite, and a Bathroom. Outside: Enclosed rear garden and a large driveway. NO CHAIN!

Entrance

Kitchen

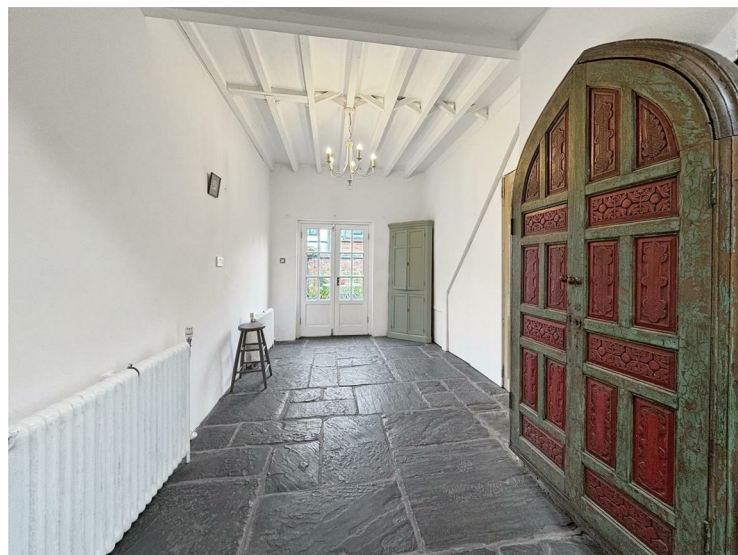


The modern kitchen is fitted with a comprehensive range of eye level and base level storage units with stone worksurfaces over and matching upstands. There is a fitted five ring gas hob with an extractor hood over, a double electric oven, together with an integral dishwasher, washing machine, fridge freezer and wine cooler. There is a large window to the side aspect, along with two skylights. Radiator.

Additional Image



Dining Room



With double opening timber doors to outside, fitted storage, radiator.

Additional Image



Sitting Room



With two large picture windows to the front aspect, feature exposed brick fireplace with a cast iron log burning stove, stairs off rising to the front aspect, and two radiators.

Additional Image



Landing



With doors off to all first floor accommodation, double opening doors to a balcony and a radiator.

Master Bedroom



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

Ensuite



With a skylight to the rear aspect, fitted with a low level w/c, inset wash basin with storage under and walk-in shower cubicle. Heated towel rail / radiator.

Bedroom Two



With a window to the rear aspect, radiator.

Bedroom Three / Study



With a window to the front aspect, radiator.

Bathroom



With a window to the front aspect and further skylight window. Fitted with a low level w/c, pedestal wash basin, a freestanding bath and separate shower enclosure. Radiator.

Outside



The rear and walled rear garden is laid to a combination of paving and lawn, with mature and well-tended surrounding borders. To the front of the property is a large driveway, accessed by electrically operated gates.

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
- 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.

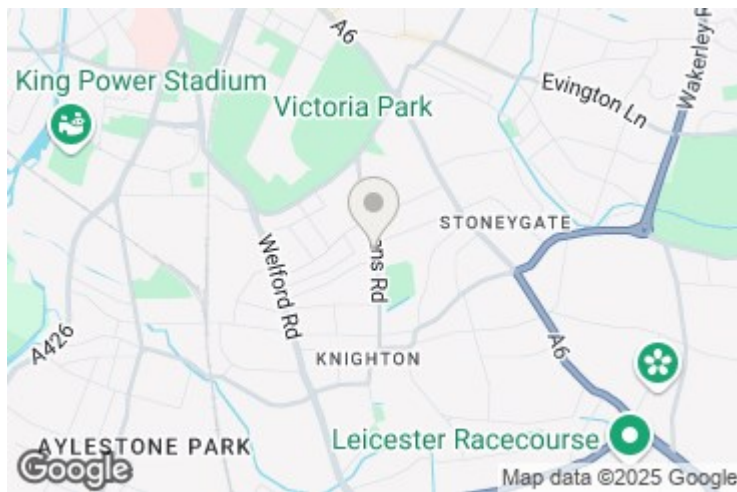
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(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.

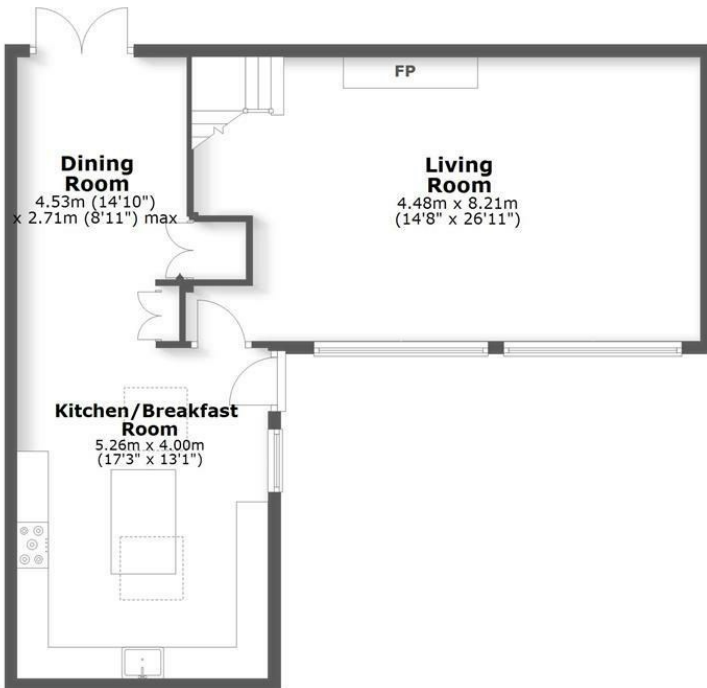
Opening Hours

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



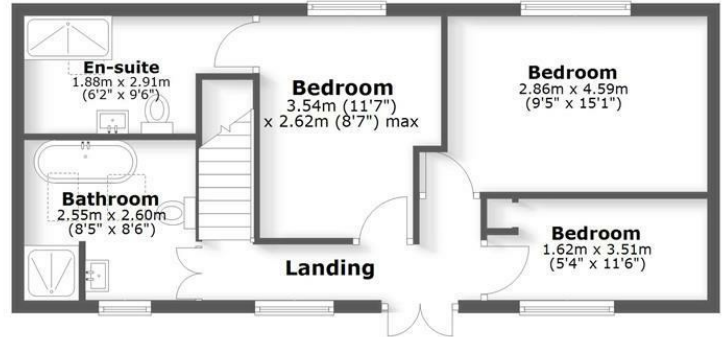
Ground Floor

Approx. 70.8 sq. metres (762.0 sq. feet)

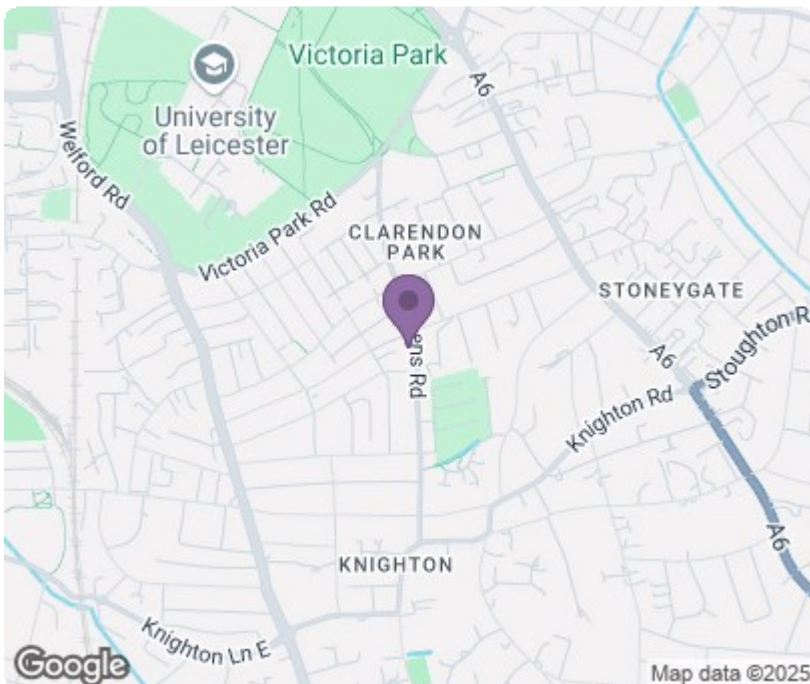


First Floor

Approx. 48.8 sq. metres (525.0 sq. feet)



Total area: approx. 119.6 sq. metres (1287.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC