CARLTON ESTATES
8 Station Road Narborough Leicestershire LE19 2HR
0116 284 9636 www.carltonestates.co.uk

> SALES & LETTINGS

10 Dumbleton Avenue, Leicester, LE3 2EE

£395,000

NO CHAIN! A beautifully restored traditional semi detached home which has been finished to a meticulous standard throughout. The spacious accommodation briefly comprises: Entrance hallway, Living room, Dining room, Kitchen, Utility, Ground floor W/c. First Floor: Four DOUBLE bedrooms, en suite to master, and a Family bathroom. Outside: Enclosed rear garden, driveway parking and a garage.

Entrance Hallway

The large hallway has stairs off rising to the first floor, doors to the living room, dining room, kitchen and ground floor w/c.

Living Room

With a bay window to the front aspect and feature fireplace.

Dining Room

With double opening French doors to the rear aspect, feature fireplace.

Kitchen

The modern and quality kitchen is fitted with a range of wall and base level units with work surfaces over. There is a built in dishwasher, freestanding range style cooker and built in storage cupboard.

Utility

Fitted with a further range of storage units with space / plumbing under for a washing machine and tumble dryer, in addition, there is a fitted microwave and combination microwave oven.

Ground Floor W/c

Fitted with a 'Saniflo' toilet system and wash basin.

First Floor Landing

With a window to the front aspect, the landing has doors off to all first floor accommodation.

Master Bedroom

With a bay window to the front aspect and a door to the en suite.

En Suite

Fitted with a low level w/c, wash basin and walk in shower cubicle.

Bedroom Two

With a window to the front aspect and built in wardrobes.

Bedroom Three

With a window to the rear aspect and built in wardrobes.

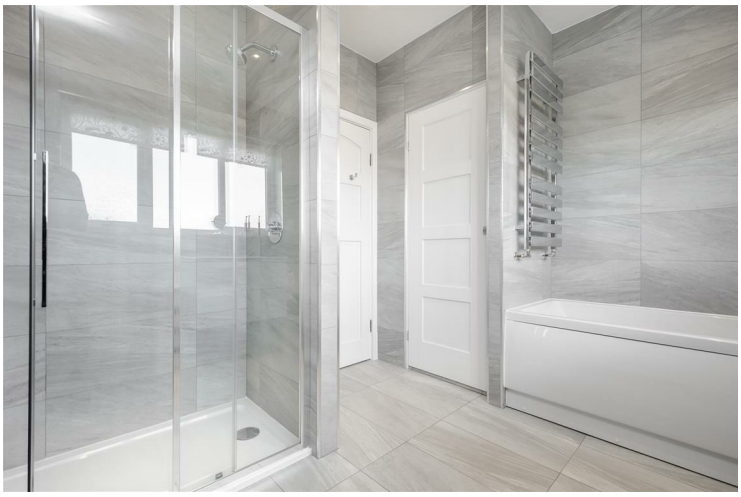
Bedroom Four

With a window to the rear aspect.

Family Bathroom

With a window to the rear aspect, the bathroom has floor to ceiling tiling and is fitted with a low level w/c, wash basin, paneled bath and separate walk in shower.

Additional Image



Outside

The enclosed rear garden is laid in the main to artificial grass with large areas of paved patios and surrounding borders.
To the front of the property is a generously sized driveway and access to the garage.

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.

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IF YOU ARE THINKING OF SELLING YOUR PROPERTY
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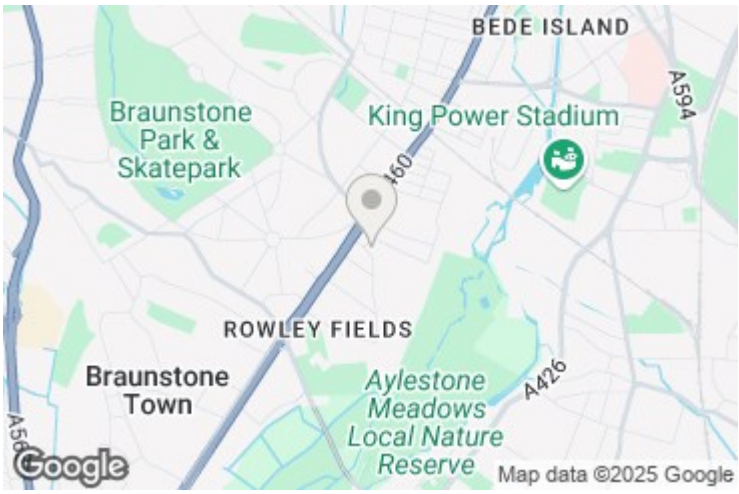
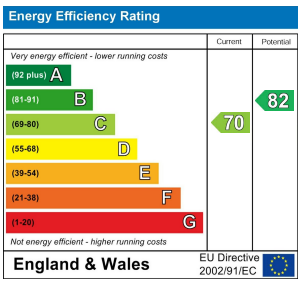
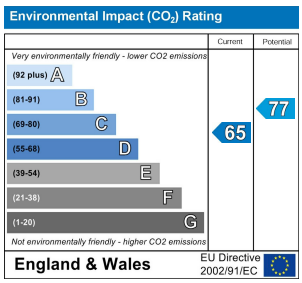
CALL US NOW ON 0116 284 9636

Opening Hours

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







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