



65 Bromwich Close, Leicester, LE3 3RT

£279,950

This deceptively spacious three bedroomed semi detached family home has been maintained to a superb level by the current vendors and has well appointed accommodation briefly comprising: Entrance hallway, W/C, Living room, Dining kitchen, Conservatory. First Floor: Three good sized bedrooms, a refitted En suite and a refitted Bathroom. Outside: Private rear garden and driveway parking. **MUST BE SEEN!**

Entrance Hallway

With doors to the living room and w/c. Radiator.

Living Room



With a window to the front aspect, double opening doors to the kitchen, stairs off rising to the first floor and a radiator.

Additional Image



Dining Kitchen



With a window to the rear aspect, sliding patio doors to the conservatory and a door to outside.

The kitchen is fitted with a modern range of eye level and base level storage units with worksurfaces over and tiled splashbacks. There is a fitted electric oven with a gas hob and extractor hood over, together with space / plumbing for a range of white goods. Radiator.

Additional Image



Additional Image



Conservatory



Of brick, block and Upvc construction, this excellent addition to the property provides a further versatile living space with windows overlooking the rear garden and doors to outside.

Ground Floor Wc



With a window to the front aspect, fitted with a low level w/c and wash basin. Radiator.

First Floor Landing

With doors off to all first floor accommodation.

Bedroom One



With a window to the front aspect, fitted wardrobes and a door to the en suite. Radiator.

Additional Image



En Suite



With an obscured window to the front aspect, fitted with a low level w/c, inset wash basin with storage under and a walk in shower enclosure. Radiator.

Additional Image

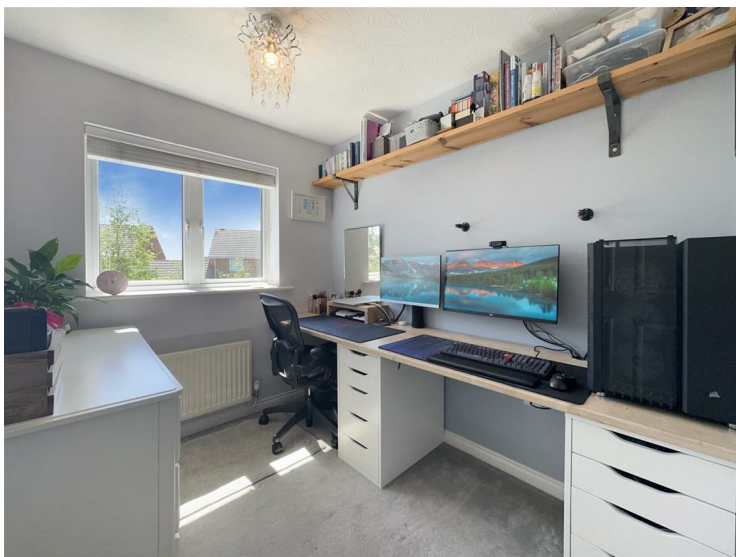


Bedroom Two



With a window to the rear aspect, radiator.

Bedroom Three



With a window to the rear aspect, radiator.

Family Bathroom



Fitted with a low level w/c, inset wash basin with storage under, and a bath with shower over and glass screen. Heated towel rail / radiator.

Outside



The enclosed and private rear garden is laid largely to lawn with mature and well tended surrounding borders, together with a paved patio area.
To the front of the property is driveway parking.

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.

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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.

10 GOOD reasons to choose Carlton Estates:

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 - * 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

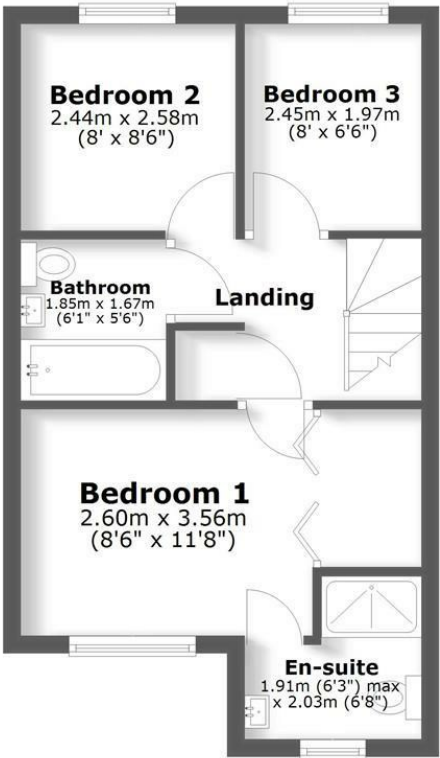
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(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
		