



12 Coventry Road, Leicester, LE19 2GR

£850,000

Set within the heart of Narborough Village, this quite fabulous Victorian home is steeped in character and boasts masses of accommodation arranged over four floors. The property, which has undergone extensive refurbishments by the current vendors, is flexible in its use and briefly comprises: Grand entrance hallway, Three reception rooms, a refitted kitchen, utility and access to the basement. To the first and second floor are nine - eleven, bedrooms, which in our view could be combined, four bathrooms and a library. Outside: A generous South facing and private rear garden, together with driveway parking for up to eight vehicles.

Ground Floor

Upon entering the property, the scale is immediately apparent. The large hallway has feature original Victorian tiled flooring and an original staircase leading to the first floor.

The principal reception room has a large bay window overlooking the rear garden, together with a feature fireplace and stripped and varnished wood flooring.

The kitchen, which has been replaced by the current owners, is fitted with a quality range of eye level and base level storage units, and opens to the dining / sitting room, which also overlooks the rear garden. Additionally, there is a further reception room and a utility, which gives access to the courtyard and a secondary staircase.

There is also access to the basement, which is currently used as a combination of a storage area and a home gym.

First Floor

To the first floor are the two main bedrooms, one with an ensuite and both benefit from a fabulous view of the rear.

There are also three further bedrooms, one of which is currently used as a library, two bathrooms, one with a large storage room, a separate w/c and a kitchenette.

Second Floor

To the second floor are six further bedrooms, a shower room and a kitchenette.

Outside

The enclosed, private and generous rear garden is laid to a combination of turf, pavings and mature surrounding borders which create year round interest.

To the front of the property is a large driveway providing parking for approximately eight cars.

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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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.

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- * 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
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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





Energy Efficiency Rating	
Current	Potential
Vary energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
65	80
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Vary 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	