



34 Peers Way, Leicester, LE9 3BT

£234,950

ATTENTION FIRST TIME BUYERS & BUY TO LET INVESTORS! A BEAUTIFULLY PRESENTED two bedroomed semi detached home with well appointed accommodation briefly comprising: Entrance hallway, Living / dining room, Modern kitchen, W/C. First Floor Two DOUBLE bedrooms and a Bathroom. Outside: Generous and enclosed rear garden and Driveway parking.

Adjacent Field



Entrance Hallway



With stairs off rising to the first floor and doors to the kitchen, living room and w/c. Radiator.

Kitchen



With a window to the front aspect, 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 washing machine and fridge / freezer. Radiator.

Additional Image

Living / Dining Room



With double opening French doors to outside and a storage cupboard. Radiator.

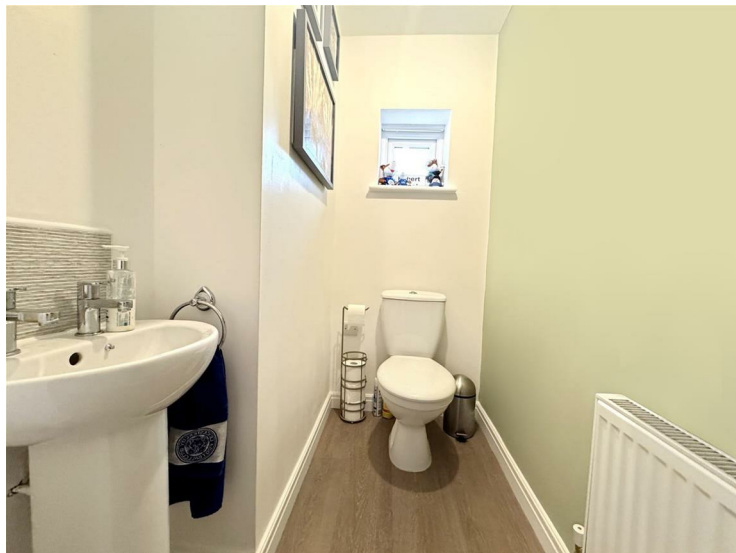
Additional Image



Additional Image



Ground Floor W/C



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



With a window to the front aspect and a storage cupboard. Radiator.

Bedroom



With a window to the rear aspect, radiator.

Bathroom



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

Outside



The enclosed and generous rear garden is laid largely to lawn with a generous sized paved patio area. Driveway parking is available to the side of the property.

Additional Image



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.

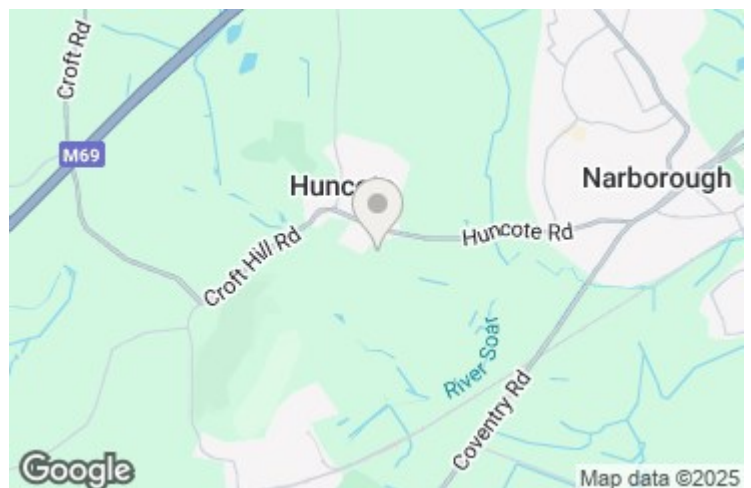
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

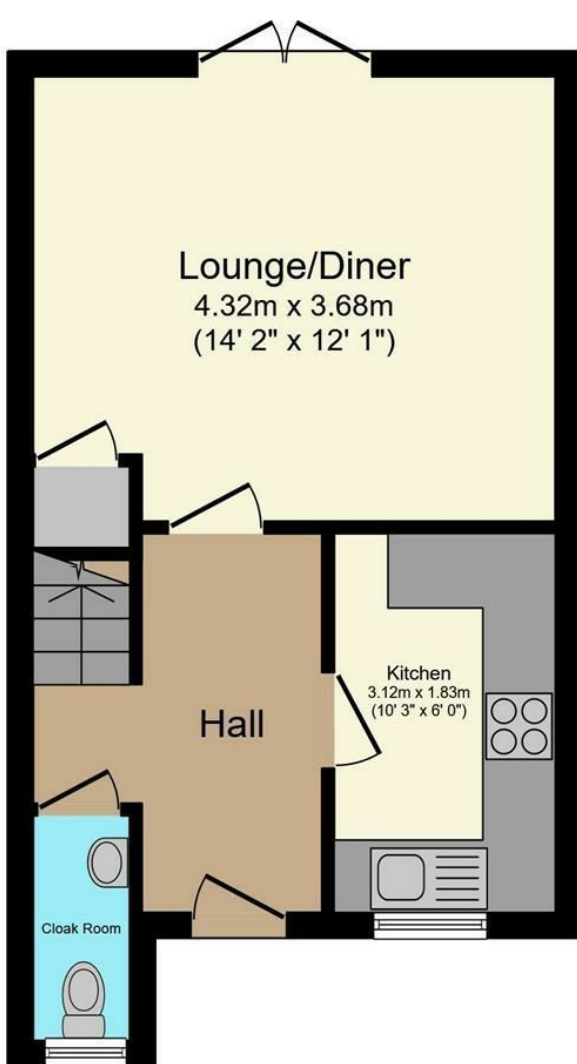
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(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.

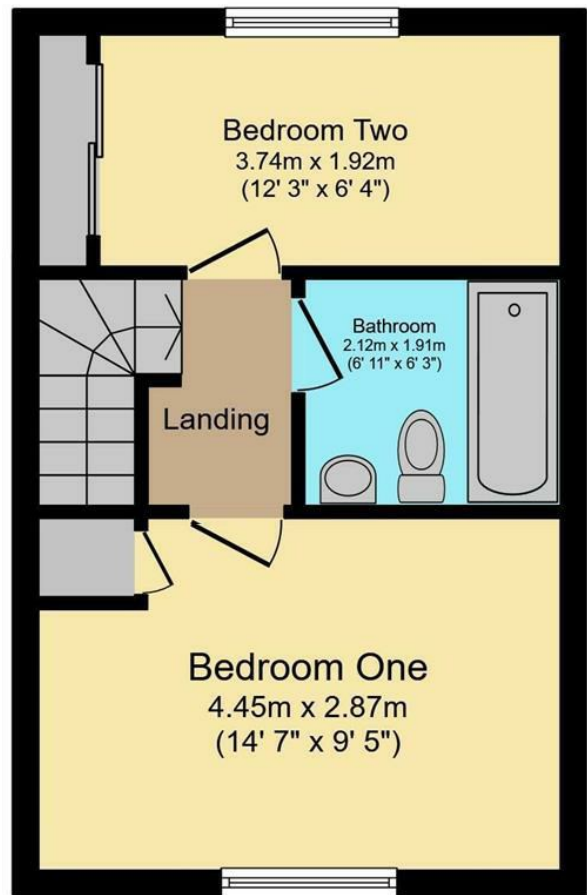
Opening Hours

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





Ground Floor



First Floor

Total floor area 60.5 sq.m. (651 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com



Energy Efficiency Rating	
Current	Potential
Very 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	
	96
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	