



49 Hardwicke Road, Leicester, LE19 3LZ

£390,000

Situated on the highly regarded 'Pastures' development in Narborough, this well presented and deceptively spacious bungalow sits on a generous plot with accommodation briefly comprising: Entrance hallway, Living room, Dining kitchen, Four bedrooms, One with an en-suite and a Family bathroom. Outside: Large areas of garden, driveway parking and a Detached double garage. This property further benefits from planning permission for a linked large home office / gym.

Additional Image



Additional Image



Entrance Hallway



Additional Image



With doors off to all accommodation and a radiator.

Living Room



With a window to the front aspect and sliding patio doors to outside. Radiator.

Dining Kitchen



With a window to the rear aspect and door to outside. The kitchen is fitted with a range of eye level and base level storage units with worksurfaces over, matching upstands and space / plumbing for a range of white goods. Radiator.

Additional Image



Bedroom



Bedroom



With a window to the side aspect, radiator.

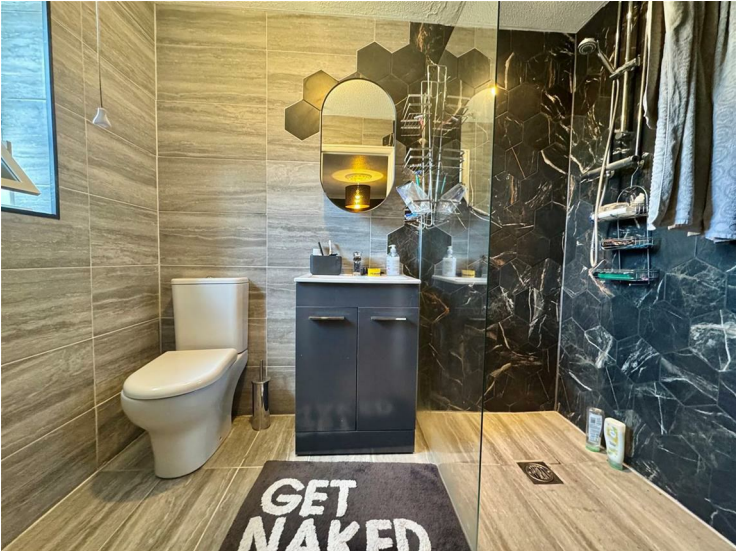
Bedroom



With a window to the side aspect, door to the ensuite, radiator.

With a window to the side aspect, radiator.

En Suite



Bedroom

With a window to the rear aspect, radiator.

With a window to the side aspect, fitted with a low level w/c, wash basin and shower enclosure. Heated towel rail / radiator.

Family Bathroom



With a window to the side aspect, fitted with a low level w/c, wash basin and a bath with shower over. Radiator.

Outside



A particular feature of this property is the plot on which it sits. The rear and private rear garden wraps around the property and is laid largely to lawn with a paved patio area. To the front of the property is a further area of lawn with various planted areas, a detached double garage and driveway parking.

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.

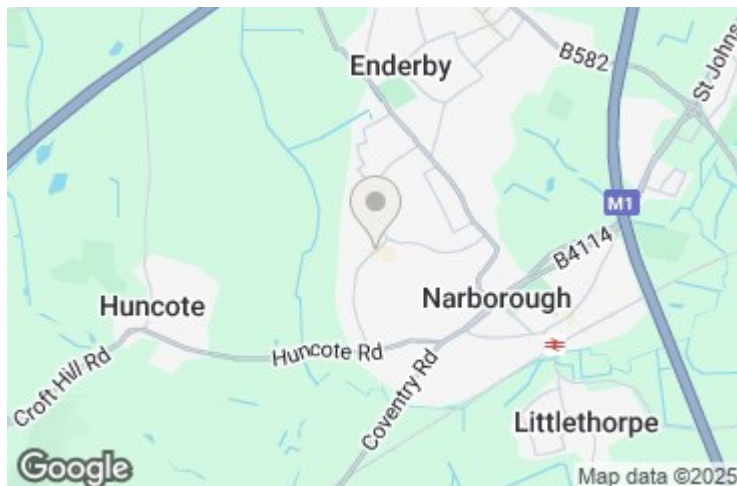
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(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

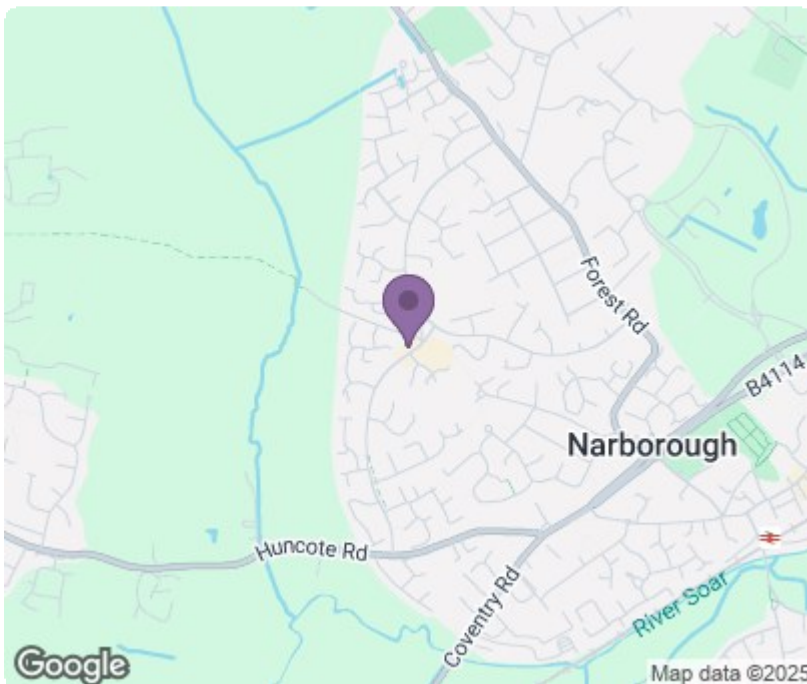
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm




Ground Floor
Approx. 131.1 sq. metres (1410.8 sq. feet)



Total area: approx. 131.1 sq. metres (1410.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		63	
(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