



50 Huncote Road, Leicester, LE19 3GN

£224,950

A BEAUTIFULLY PRESENTED Victorian end terraced home with DRIVEWAY PARKING! Having been maintained to an excellent standard by the current vendors, this spacious home has accommodation briefly comprising: Entrance, Front and Rear reception rooms, an EXTENDED kitchen with a Study area, Two DOUBLE bedrooms and a REFITTED bathroom. Outside: Generous rear garden and Driveway parking. MUST BE SEEN!

Front Reception Room



With a window to the front aspect, a feature fireplace and a door to the rear reception room. Radiator.

Rear Reception Room



With a window to the rear aspect, stairs off rising to the first floor, feature fireplace and an opening to the kitchen. Radiator.

Additional Image



Kitchen



With a door giving outside access and windows to both the rear and side aspects.

Fitted with a range of eye level and base level storage units with worksurfaces over and tiled splashbacks. There is space for a free standing cooker with a fitted extractor hood over, together with space / plumbing for a range of white goods. Radiator.

The far end of the room overlooks the garden and is currently used as a study area.

Additional Image



Study Area



Landing

With doors off to all first floor accommodation.

Bedroom One



With a window to the front aspect, storage cupboard and a radiator.

Additional Image



Bedroom Two



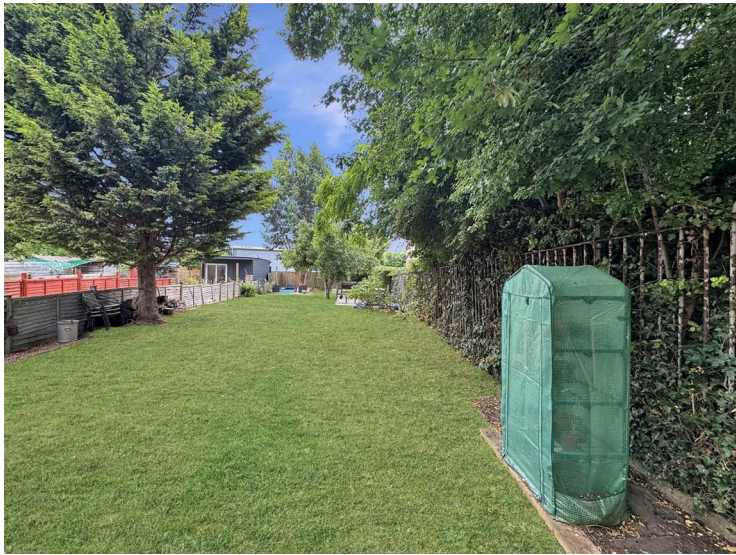
With a window to the rear aspect, fitted wardrobes, radiator.

Bathroom



With a window to the rear aspect, having been refitted with a modern suite to include a low level w/c, inset wash basin with storage under, a free-standing bath and a separate shower cubicle. Heated towel rail / radiator.

Outside



The generous rear garden is laid largely to lawn with various planted and seating areas.

Currently, there isn't a separating fence between this property and the immediate neighbours; however, a prospective buyer could arrange for this to be done.

To the front of the property is a good-sized driveway.

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.

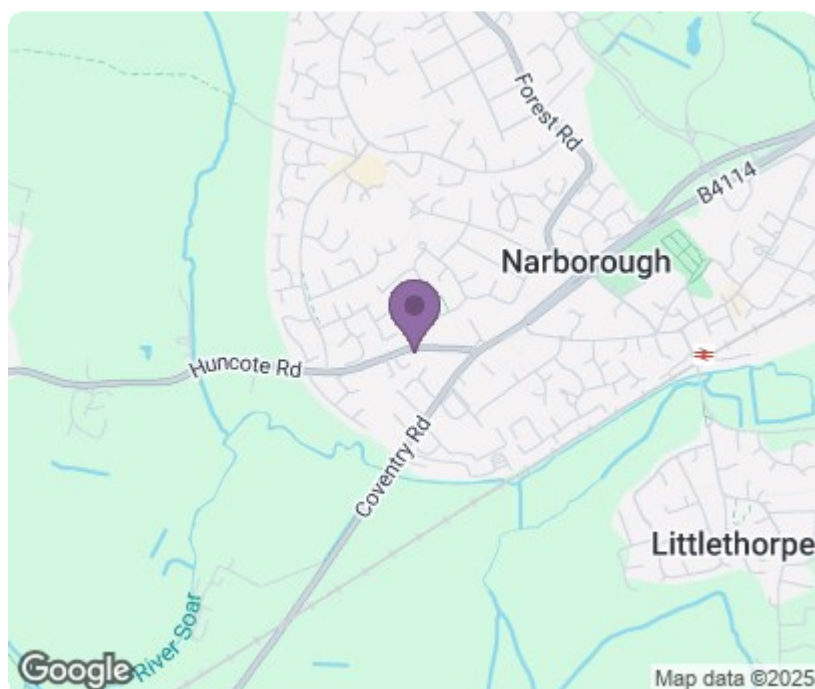
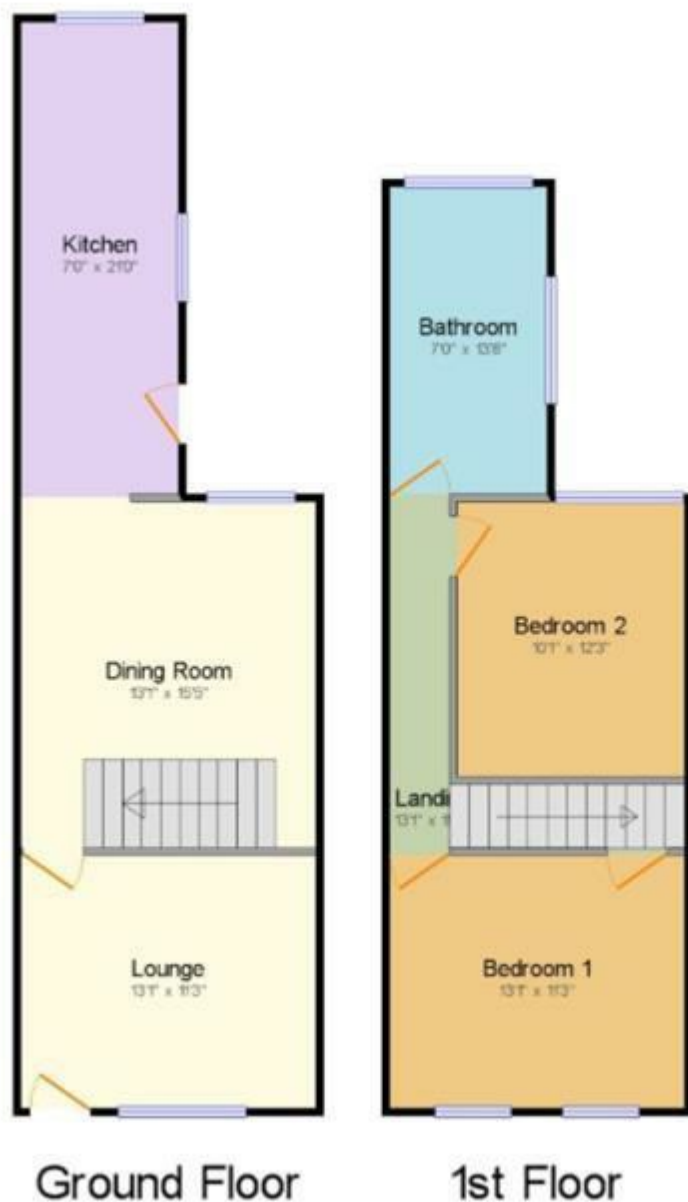
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(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





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	84 63
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	