



67 Sutton Lane, Leicester, LE9 6QF

£269,950

A rare opportunity to own this beautifully modernised end terrace cottage! Situated in highly regarded South Leicestershire Hamelt of Sutton In The Elms, this fabulous home has been maintained to exacting standards by the current vendors. The accommodation briefly comprises: Living room, Dining room, and a Refitted kitchen. Upstairs features two generously sized double bedrooms and a modern Refitted family bathroom. Outside: An enviable large rear garden with well stocked borders and various seating and storage areas.

Living Room



With a sash window to the front aspect, feature electric fireplace, radiator.

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Additional Image



Dining Room



With windows to the side and rear aspect, stairs rising to the first floor, access to the kitchen, radiator.

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Additional Image



Kitchen



With a window to the side aspect and a door leading to the rear garden. The kitchen is fitted with a range of wall and base units with work surfaces over. The kitchen has a built in electric oven and hob together with an extractor fan and an integrated dishwasher. There is Space/plumbing for a washing machine.

Additional Image



First Floor Landing



With doors leading to all first floor accommodation and access to the loft.

Bedroom One



With windows to the front and side aspects, fitted wardrobes, radiator.

Bedroom Two



With a window to the rear aspect, storage cupboard and fitted wardrobes, feature fireplace, radiator.

Bathroom



With a window to the rear aspect, the bathroom is refitted with a matching four piece suite including low level wc, hand wash basin with storage, freestanding bath and walk in shower cubicle with a rainfall shower head. There is an airing cupboard and a heated towel rail.

Outside



The fabulous rear garden has been cleverly landscaped to provide an enviable entertaining / relaxing environment. There is an area of lawn with mature and well stocked surrounding borders, two large patio areas, a Shepherds Hut / Garden Room and a timber shed. The front garden is laid to gravel and there is gated side access.

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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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 - * 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
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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



