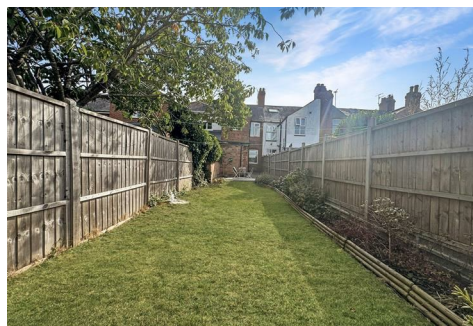




31 Cosby Road, Leicester, LE19 2HG

£259,500

THIS PROPERTY IS OUTSTANDING! Having been maintained to an EXCELLENT standard by the current vendors, this highly spacious property is situated in the ever-popular South Leicestershire village of Littlethorpe and has accommodation briefly comprising: Entrance porch, Living room, Dining and Open plan MODERN kitchen, Utility. First Floor: Two DOUBLE bedrooms and a MODERN bathroom. Outside: Enclosed and GENEROUS rear garden.

Entrance

Sitting Room



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

Additional Image



Open Plan Dining Kitchen



The kitchen is fitted with a quality and modern range of eye level and

base level units with work surfaces over and matching upstands. There is an integrated dishwasher, oven, hob and extractor hood over. There are three windows to the side aspect and an opening to the utility.

Additional Image



Additional Image



Additional Image



Utility



With space/plumbing for a washing machine and a door to outside.

First Floor Landing

With doors off to all first floor accommodation.

Bedroom One



With a window to the front aspect, radiator.

Bedroom Two



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

Bathroom



With windows to the side and rear aspect, fitted with a low-level w/c, wash basin, freestanding bath, and a walk in shower cubicle with rainfall shower head. Heated towel rail / radiator.

Outside



The generous and enclosed rear garden is laid mainly to lawn with surrounding borders and a paved patio area.

Additional Image



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.

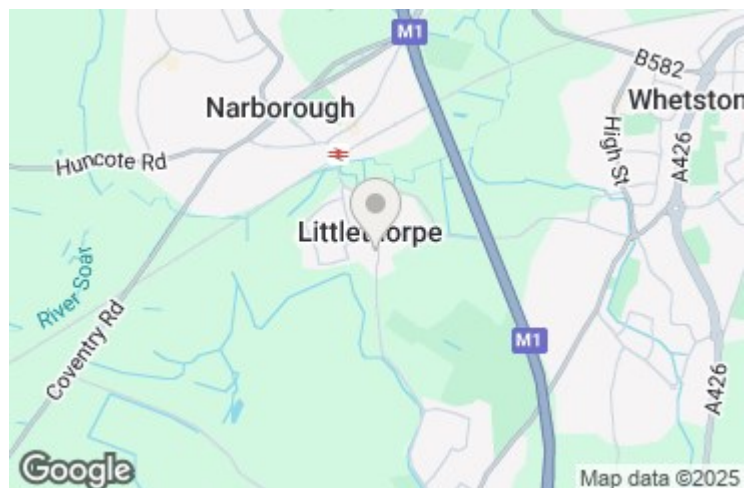
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(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.

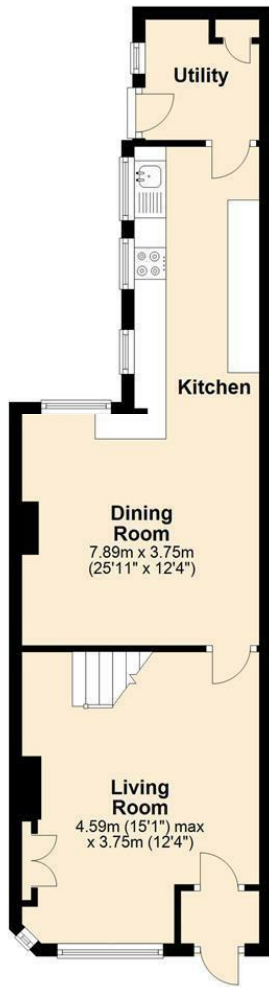
Opening Hours

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



Ground Floor

Approx. 43.2 sq. metres (465.1 sq. feet)



First Floor

Approx. 39.7 sq. metres (426.8 sq. feet)



Total area: approx. 82.9 sq. metres (891.9 sq. feet)

This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.



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	
	81
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	