

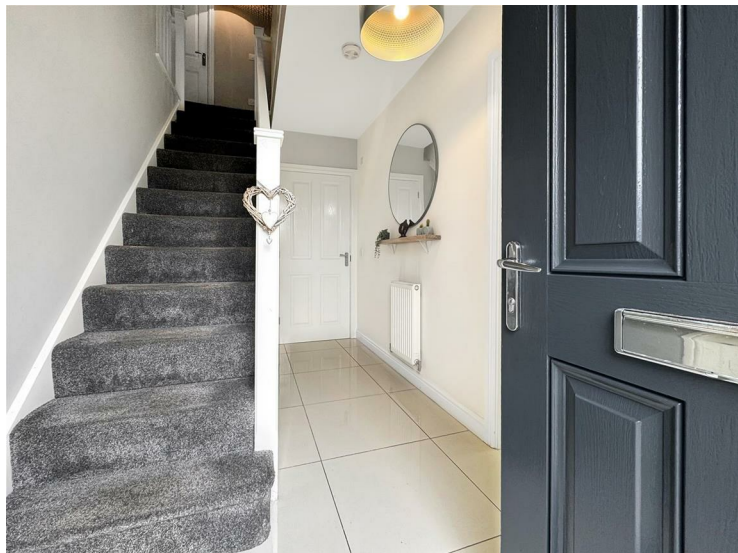


2 Plough Road, Leicester, LE19 2LE

£475,000

A SUPERBLY PRESENTED modern family home situated in the popular South Leicestershire Village of Littlethorpe! The property has been maintained to an exceptional standard by the current vendors and has spacious accommodation briefly comprising: Entrance hallway, Living room, Dining kitchen, Utility and a W/c. First Floor: Four GOOD SIZED bedrooms, An en-suite to the master and a Family bathroom. Outside: Enclosed and private rear garden, Driveway parking and a GARAGE! Must be seen!

Entrance Hallway



With doors off to all first floor accommodation, stairs off rising to the first floor, radiator.

Living Room



With windows to the front and side aspects and two radiators.

Additional Image



Dining Kitchen



This room is a particular feature of this property! With windows to the side and rear aspects and feature bi-folding doors leading on to the rear garden.

The kitchen area is fitted with a quality and modern range of eye level and base level storage units with work surfaces over and matching upstands. There is a fitted double electric oven and a gas hob with an extractor hood over, together with an integral fridge / freezer and dishwasher.

The dining area has ample space for family sized dining furniture and a radiator.

Additional Image



Additional Image



Ground Floor W/c



Fitted with a low level w/c and wash basin. Radiator.

Additional Image



First Floor Landing



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

Additional Image

Utility



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

Bedroom



With a window to the side aspect, built in wardrobes, a door to the en suite and a radiator.

En Suite



With a window to the rear aspect, fitted with a low level wc, pedestal wash basin and a walk in shower enclosure.

Bedroom Two



With windows to the front and side aspect, radiator.

Bedroom Three



With windows to the front and side aspect, radiator.

Bedroom Four



With a window to the side aspect, built in cupboard and a radiator.

Family Bathroom



With a window to the front aspect, fitted with a low level wc, hand wash basin with storage under and a bath with a shower and screen over.

Additional Image



Outside



The rear garden is laid to lawn with a decked area and a paved area, as well as a large summer house. To the front of the property is driveway parking and a garage.

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.

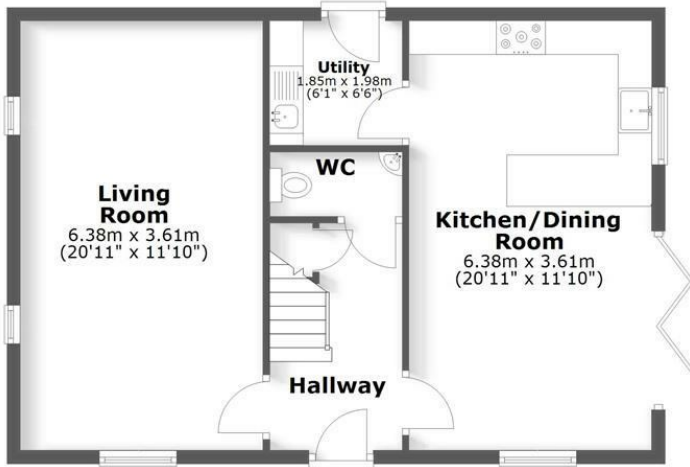
Opening Hours

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



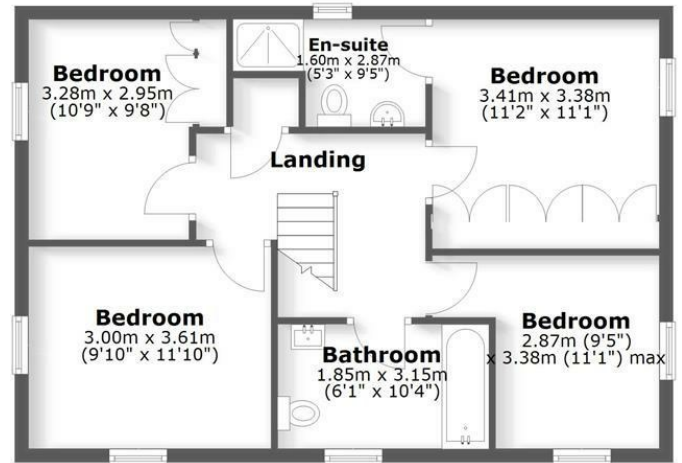
Ground Floor

Approx. 59.9 sq. metres (645.2 sq. feet)



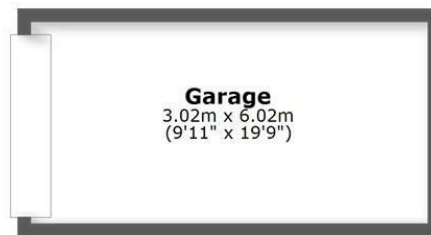
First Floor

Approx. 59.9 sq. metres (645.2 sq. feet)



Outbuilding

Approx. 18.2 sq. metres (195.7 sq. feet)



Total area: approx. 138.1 sq. metres (1486.1 sq. feet)



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	
78	83
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	