



**29 Hillberry Close, Leicester, LE19 3EW**

**£239,950**

Offered for Sale with NO CHAIN, this THREE BEDROOM home is arranged over THREE FLOORS and offers an exciting opportunity for modernisation. Located in the ever-popular village of NARBOROUGH, the property benefits from a loft conversion providing a third bedroom, plus a Detached garage to the rear.



### Entrance Hallway



Enter into a small porch area with a uPVC door leading to the entrance hall. With doors leading to the lounge, kitchen and a storage cupboard. Stairs rising to the first floor. Radiator.

### Lounge



With a bay window to the front aspect, feature fireplace and an opening to the dining area. Radiator.

### Dining Area



With double doors opening to the conservatory and a serving hatch from the kitchen. Radiator.

### Conservatory

With doors opening to the rear garden.

### Kitchen



With a window to the rear aspect and a door leading to outside. The kitchen has a range of wall and base units with work surfaces over and is fitted with an electric oven, grill and microwave, gas hob, integrated dishwasher and fridge freezer. There is space/plumbing for a washing machine.

### Stairs & Landing

With a window to the side aspect and doors leading to the bathroom and two bedrooms. Further stairs rising to the master bedroom. Radiator.

### Bathroom



With a window to the rear aspect, the bathroom is tiled throughout and is fitted with a low level WC, pedestal wash basin and a bath with a shower unit fitted.

### Bedroom



With a window to the rear aspect, built in wardrobes, radiator.



## Bedroom



With a window to the front aspect, radiator.

## Bedroom



On the top floor, accessed via stairs. With a window to the side aspect and Velux windows to the rear to allow additional light. There is access to the eaves space and a door leading to the en suite.

## En Suite



With a Velux window, fitted with a low level WC and pedestal wash basin.

## Outside



The rear garden is set over two levels with the lower being paved with access to the detached garage and side access to the front of the property. Steps rise to a lawn area with borders and a selection of shrubs and bushes. To the front of the property is driveway parking for numerous cars as well as a selection of trees and shrubs.

## 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.

## 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.

## 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](http://www.carltonestates.co.uk)

CALL US NOW ON 0116 284 9636

### Opening Hours

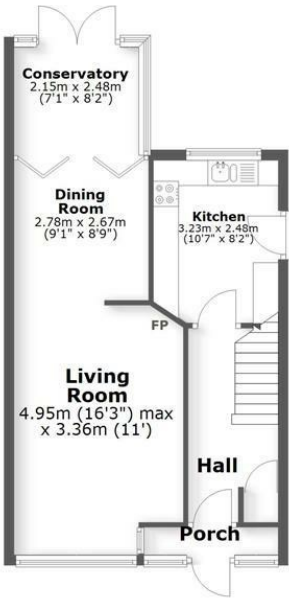
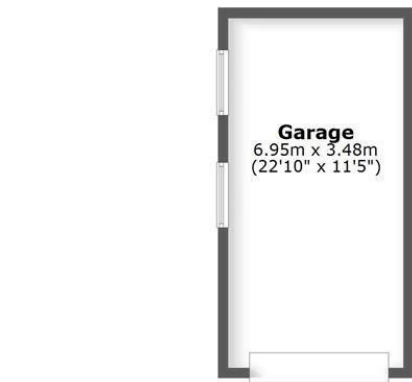
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



Ground Floor

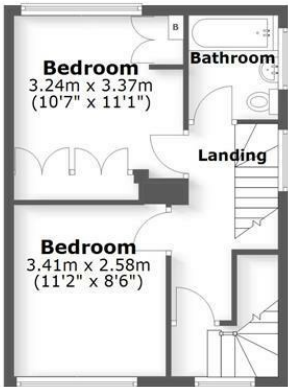
Main area: approx. 46.7 sq. metres (502.7 sq. feet)

Plus garages, approx. 24.2 sq. metres (260.3 sq. feet)



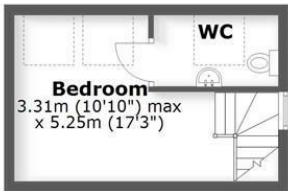
First Floor

Approx. 37.7 sq. metres (405.4 sq. feet)



Second Floor

Approx. 17.4 sq. metres (187.2 sq. feet)



Main area: Approx. 101.8 sq. metres (1095.4 sq. feet)

Plus garages, approx. 24.2 sq. metres (260.3 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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	