



76 Westfield Avenue, Leicester, LE9 7RT

£264,500

A beautifully presented, modern three bedroomed semi-detached home situated on a sought after development in Earl Shilton. The property, which was constructed in 2022, benefits from the balance of an NHBC warranty and has been maintained to a superb standard by the current vendor. The well appointed accommodation briefly comprises: Entrance, OPEN PLAN living / dining / kitchen, Ground floor w/c. To the first floor are three GOOD sized bedrooms, an En suite and a Family bathroom. Outside: Enclosed rear garden and a GENEROUS driveway. MUST BE SEEN!

Entrance

With a storage cupboard and an opening to the main living area.

Open Plan Living / Dining / Kitchen

This large open space has ample room for family sized dining / living furniture.

The living area has feature bi-folding doors to the rear garden and a window to the front aspect.

The kitchen area has windows to the front and side aspects, and is fitted with a modern range of eye level and base level storage units with worktops overs. There is a fitted electric oven, microwave, and hob with an extractor hood over, together with an integral fridge and freezer.

Ground Floor W/c

With a window to the side aspect, fitted with a low level w/c and wash basin.

First Floor Landing

With doors off to all first floor accommodation.

Bedroom

With windows to the front and side aspects, fitted wardrobes and a door to the ensuite.

En Suite

With a window to the front aspect, fitted with a low level w/c, wash basin and a shower enclosure.

Bedroom

With windows to the front and side aspects.

Bedroom

With a window to the side aspect.

Bathroom

With a window to the side aspect, fitted with a low level w/c, wash basin and a bath with a shower over and glass screen.

Outside

The enclosed and private rear garden is laid largely to lawn with well-tended surrounding borders and a paved patio area.

To the front of the property is a further area of lawn and a generous driveway.

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.

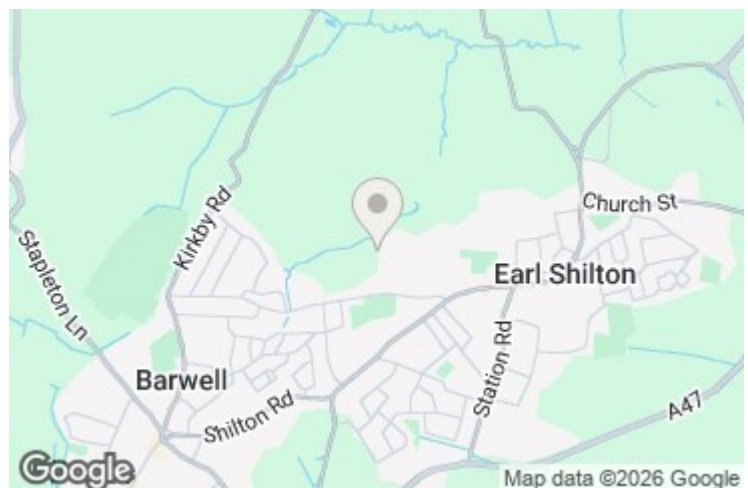
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(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

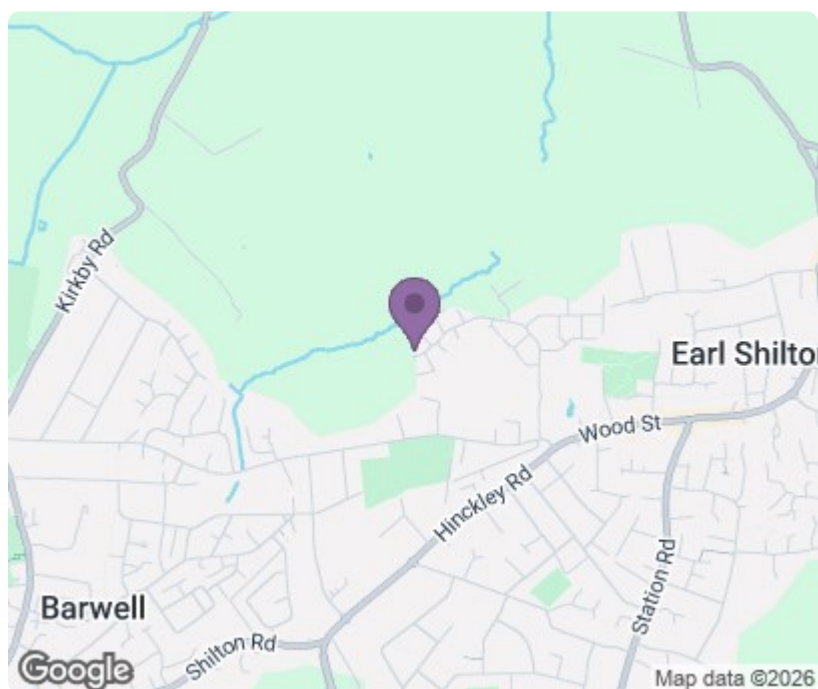
| | | |
|----------|-----------------|-----------------|
| Live/Eat | 3.42m x 3.13m | 11'3" x 10'3" |
| Relax | 5.37m x 2.61m** | 17'8" x 8'7"*** |
| WC | 1.84m x 1.75m | 6'0" x 5'9" |

** Minimum dimensions



First Floor

| | | |
|-----------|------------------|-----------------|
| Bedroom 1 | 3.14m x 2.67m** | 10'3" x 8'9"*** |
| Shower | 1.19m x 2.50m | 3'11" x 8'3" |
| Bedroom 2 | 3.14m* x 2.69m | 10'3"* x 8'10" |
| Bedroom 3 | 2.14m* x 2.55m** | 7'0"* x 8'4"*** |
| Bathroom | 2.14m x 1.69m | 7'0" x 5'6" |



| Energy Efficiency Rating | |
|--|-----------|
| Current | Potential |
| 84 | 95 |
| 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 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 | |