



**27 Gamble Avenue, Leicester, LE8 8EA**

**£335,000**

For Sale with NO CHAIN!! A BEAUTIFULLY PRESENTED and RECENTLY CONSTRUCTED detached family home with SPACIOUS and well appointed accommodation, briefly comprising: Entrance hallway, Living room, Dining kitchen, Utility, W/c. First Floor: Three GOOD SIZED bedrooms, an En Suite and a Bathroom. Outside: Enclosed rear garden, Driveway and a GARAGE! The development is surrounded by open countryside with enviable views from the front aspect. The property further benefits from a 10 year NHBC warranty.



## Kitchen Diner



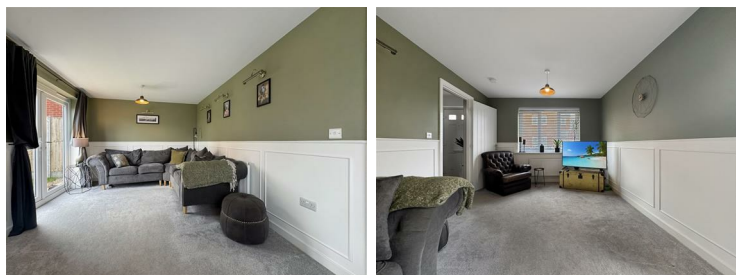
With windows to the front and side aspects and doors leading to the utility and downstairs WC. The kitchen is fitted with a range of wall and base storage units with worksurfaces over and tiled splashbacks. The kitchen includes an integrated fridge/freezer, an electric oven and a hob with extractor over. Radiators.

## Utility



With a door leading to the rear garden and a further door to the wc. The utility has space/plumbing for a washing machine and has further storage units.

## Lounge



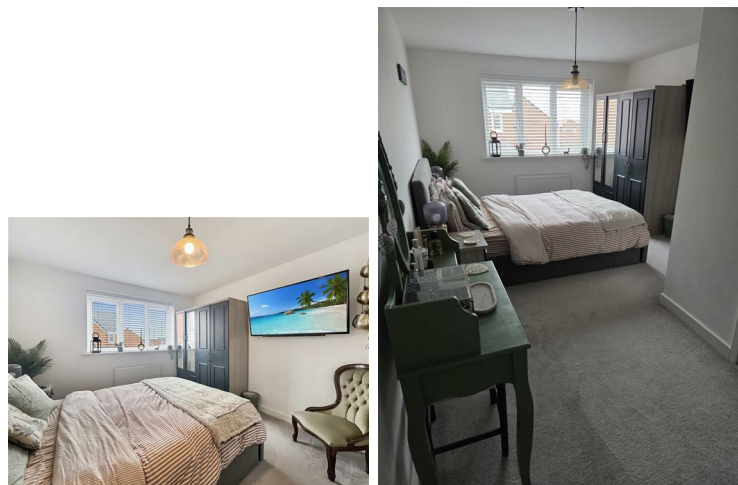
With a window to the front aspect and French doors leading to the garden. Radiator.

## Downstairs WC



Fitted with a low level WC and pedestal wash basin.

## Bedroom One



With a window to the front aspect and a door to the En Suite. Radiator.

## En Suite



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

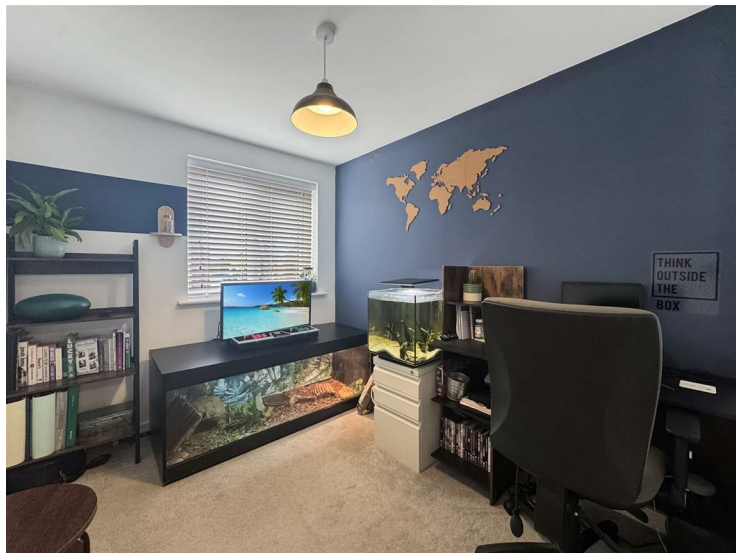


## Bedroom Two



With dual aspect windows to the front and side. Radiator.

## Bedroom Three



With a window to the side aspect, radiator.

## Bathroom



With a window to the front aspect, fitted with a low level WC, pedestal wash basin and a bath with shower over and glass screen.

## Outside



The garden is laid largely to lawn, with slate borders and a small patio area. There's also a gate that leads to the front of the property. The property benefits from driveway parking and a garage.

### New build warranty

A Persimmon new home comes with a 10-year new homes warranty and insurance policy, with the first two years covered directly by Persimmon. During this initial period, Persimmon addresses issues and enforces manufacturer warranties for fixtures and fittings. In the subsequent eight years, the home is covered by the third-party warranty provider, such as the NHBC, and Persimmon can direct you to the appropriate contact for claims.

#### Warranty coverage

Years 1 and 2: Persimmon is your primary contact for claims and enforces manufacturer warranties for things like appliances. They are responsible for addressing any issues that arise. (Done)

Years 3 through 10: A third-party warranty provider, chosen by the builder (e.g., NHBC, Premier Guarantee, or LABC Warranty), covers structural issues for the remaining eight years.

### 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 party's identity.

### 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 straightforward 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

## **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.

## **Opening Hours**

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



