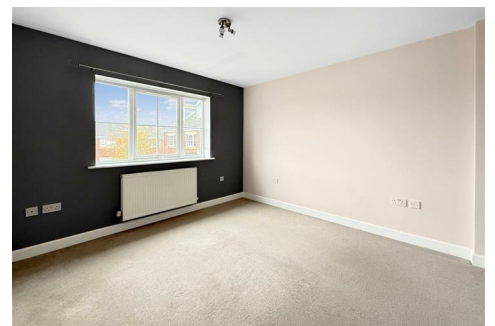




47A Leicester Road, Leicester, LE8 5QU

£239,950

NO CHAIN - A well presented **THREE** storey, Three bedroomed modern family home with spacious and flexible accommodation briefly comprising: Entrance Porch, Kitchen, Living room, Ground floor w/c, Three bedrooms and a Family bathroom. Outside: Enclosed rear garden. **MUST BE SEEN!**

Porch

With a window to the side aspect, door leading to the kitchen, radiator.

Kitchen



With a window to the front aspect and a door leading to the inner hallway. The kitchen is fitted with a range of wall and base units with worksurfaces over, theres a fitted electric oven and a gas hob with an extractor over. There is space/plumbing for an under counter fridge, freezer and a washing machine.

WC

Fitted with a low level WC and hand wash basin. Radiator.

Lounge



With a window and French doors opening onto the rear garden. Radiator.

Bedroom One



With a window to the rear aspect, radiator.

Bedroom Two



With a window to the front aspect, radiator.

Bedroom Three



With a window to the rear aspect, radiator.

Bathroom



With a window to the front aspect, the bathroom is fitted with a low level WC, pedestal wash basin, bath and a separate walk in shower enclosure. There is an airing cupboard and a radiator.

Outside



The rear garden is largely laid to lawn with a patio area at the end of the garden and a path leading to the rear garden gate. There is a parking space to the rear of the property and a small patio to the front.

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



