



98 Ridleys Close, Leicester, LE8 5AH

Offers Over £299,950

THIS PROPERTY IS OUTSTANDING - Having been maintained to a **SUPERB STANDARD** by the current vendors, this extremely well appointed and **SPACIOUS** accommodation briefly comprises: Entrance hallway, **DINING** kitchen, Living / dining room, Ground floor w/c. First Floor: Three bedrooms, **EN SUITE** and a Family bathroom. Outside: Enclosed rear garden, **GARAGE** (which has been partially **CONVERTED** to create a utility / office), and driveway parking. **MUST BE SEEN!**

Entrance Hallway

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

Dining Kitchen

With a window to the rear aspect overlooking the garden and a door to the side driveway.

The kitchen is fitted with a modern range of eye level and base level storage units with rolled edge worksurfaces over and tiling. There is a fitted electric oven with a gas hob and extractor hood over, together with space / plumbing for a washing machine, dishwasher and American style fridge / freezer. Radiator.

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Living / Dining Room

With a window to the front aspect and double opening French doors to outside. Two radiators.

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Ground Floor Wc

With a window to the front aspect, wash basin with storage under and a low level w/c. Radiator.

Utility / Office (Garage Conversion)

Formerly part of the garage, this room has a further range of fitted kitchen storage units, benefitting from power and lighting and has previously been used as a home office.

First Floor Landing

With doors off to all first floor accommodation.

Bedroom One

With a window to the front aspect, fitted wardrobes and a door to the ensuite. Radiator.

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En Suite

With a window to the front aspect, fitted with a low level w/c, wash basin and a shower cubicle with a rainfall shower head. Heated towel rail / radiator.

Bedroom Two

With a window to the rear aspect, fitted wardrobes, radiator.

Bedroom Three

With a window to the rear aspect, radiator.

Family Bathroom

With a window to the side aspect, fitted with a modern suite to include a low level w/c, an inset wash basin with storage under and a panelled bath. Heated towel rail / radiator.

Outside

The enclosed and well maintained rear garden is laid largely to lawn with well tended surrounding borders, a paved patio area and a decked area with a pergola to the rear of the garage. To the side of the property is a driveway and access to the garage.

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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.

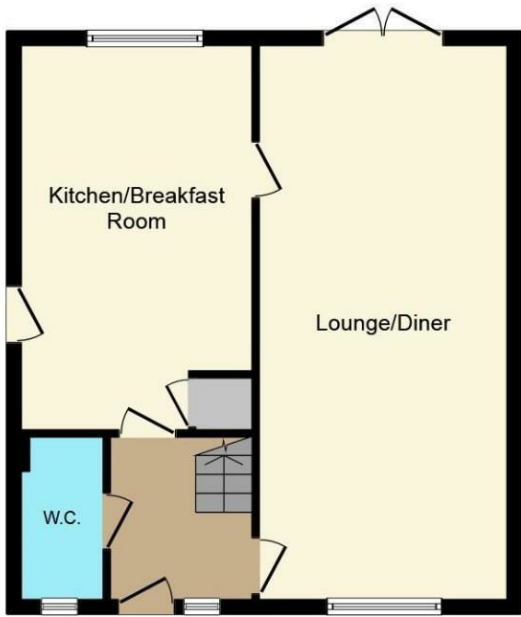
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

Opening Hours

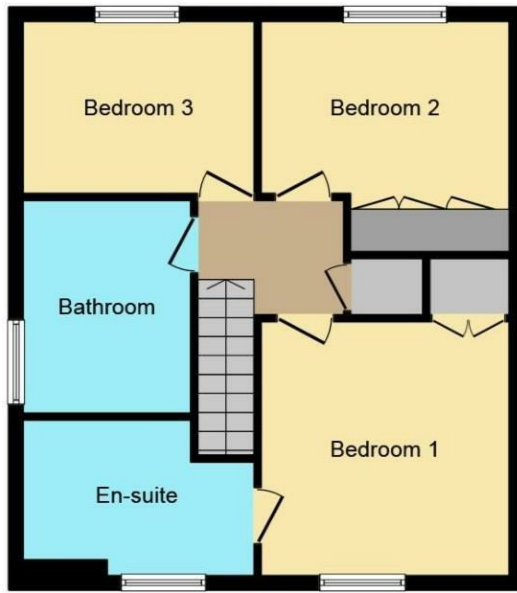
MONDAY - FRIDAY : 9:00am - 17:30pm

SATURDAY : 10:00am - 14:00pm

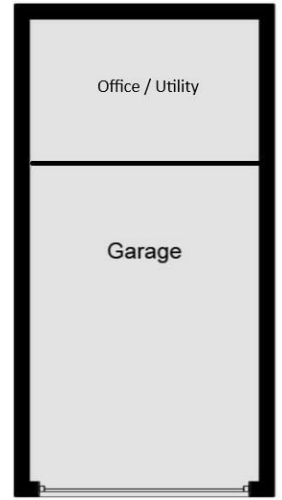




Ground Floor



First Floor



Garage



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 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	