

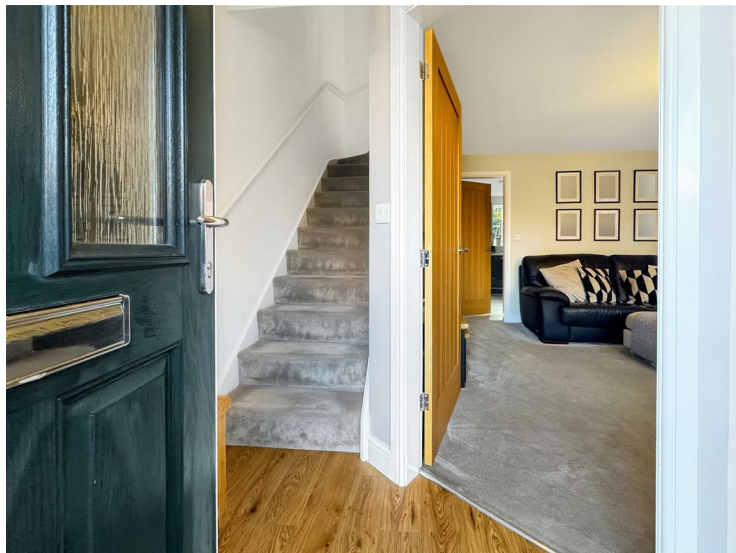


2 Charlton Close, Leicester, LE19 3AD

£299,999

Constructed in 2017, this property has been maintained to an excellent standard by the current vendors and sits within an exclusive courtyard development with just four other properties. This superbly presented home has accommodation briefly comprising: Entrance hallway, Living room, Modern dining kitchen, Ground floor w/c. First Floor: Three good sized bedrooms (with en-suite to the master), and a separate Family bathroom. Outside: Generous rear garden and driveway parking.

Entrance Hallway



With stairs off rising to the first floor and a door to the living room.

Living Room



With a window to the front aspect, a feature wall mounted electric fireplace, radiator.

Additional Image



Dining Kitchen



With a window overlooking the rear garden and double opening French doors to outside. The modern kitchen is fitted with a quality range of eye level and base level storage units with worksurfaces over and tiled splashbacks. There is a fitted electric oven and a gas hob with an extractor hood over, together with an integral dishwasher, fridge / freezer and a washing machine. Radiator.

Additional Image



Additional Image



Ground Floor W/c



Fitted with a low level w/c and wash basin. Radiator.

First Floor Landing

Bedroom One



With a window to the front aspect, door to the en suite, radiator.

En Suite



With a window to the front aspect, fitted with a low level w/c, wash

basin with storage under and a shower cubicle. Heated towel rail / radiator.

Bedroom Two



With a window to the rear aspect, radiator.

Bedroom Three



With a window to the rear aspect, a storage cupboard and a radiator.

Family 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. Heated towel rail / radiator.

Outside



The enclosed and generous rear garden is laid largely to lawn with a raised patio area.

To the front of the property is a blockpaved driveway.

Additional Image



Additional Image



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.

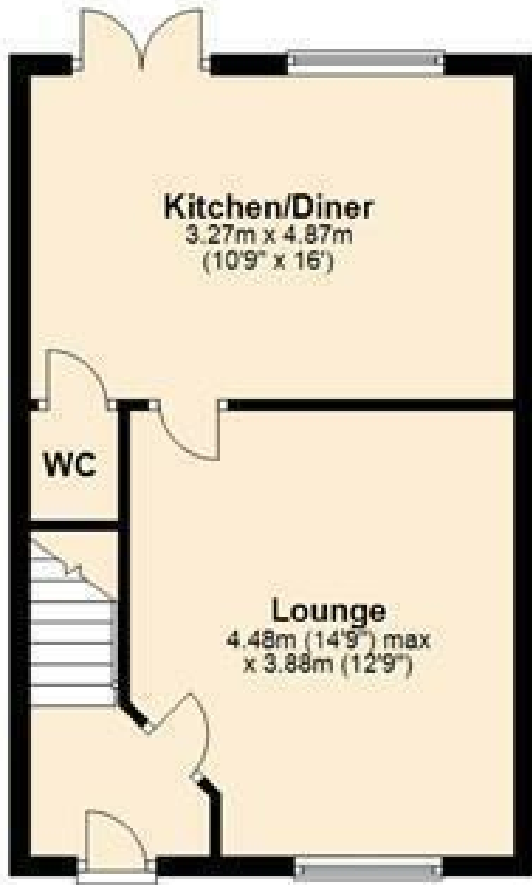
Opening Hours

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



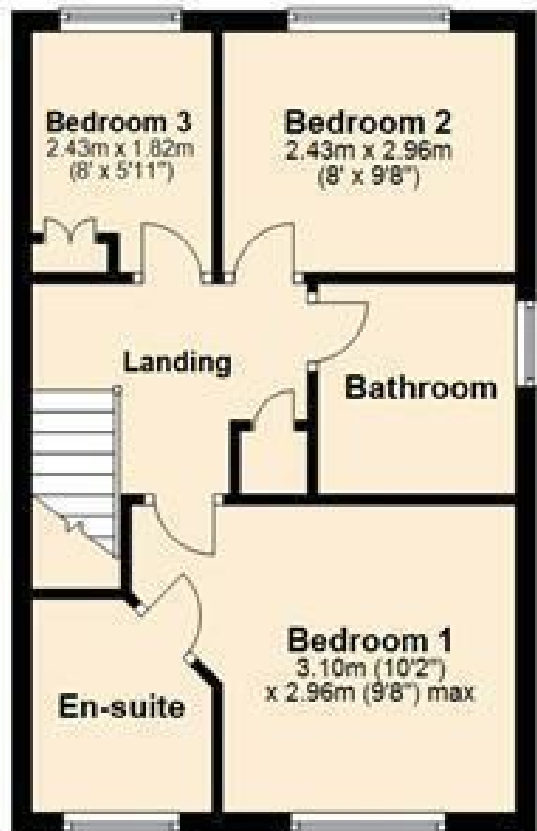
Ground Floor

Approx. 38.3 sq. metres (411.8 sq. feet)



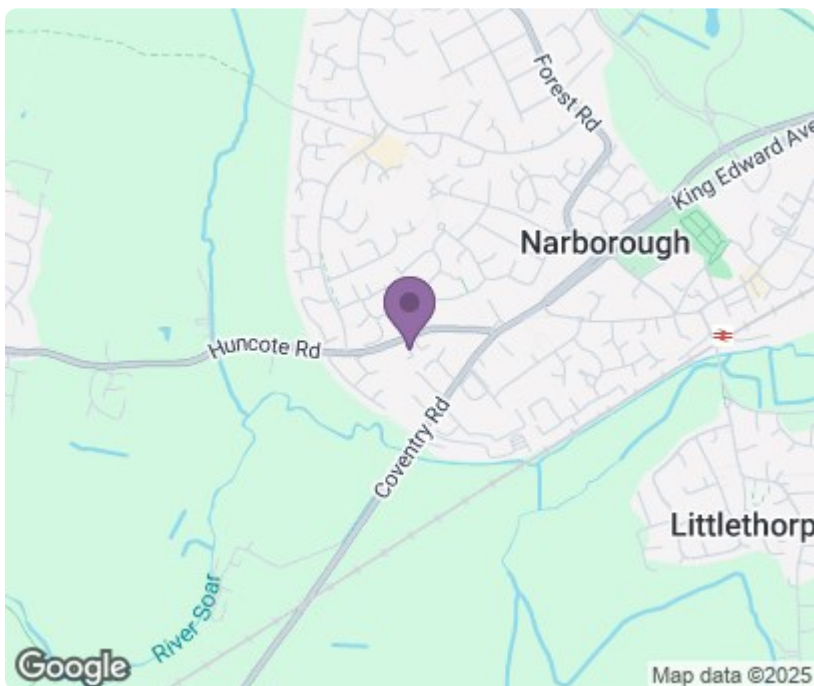
First Floor

Approx. 38.3 sq. metres (411.8 sq. feet)



Total area: approx. 76.5 sq. metres (823.5 sq. feet)

This Floor Plan and the Measurements are a guide Only
Plan produced using PlanUp



Energy Efficiency Rating	
Current	Potential
Vary 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	
	96
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Vary 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	