



**24 Moat Close, Leicester, LE9 7TN**

**£265,000**

**NO CHAIN!** A deceptively spacious, three bedroomed family home in the quiet and sought after village of Thurlaston. The property, which requires general updating, has accommodation briefly comprising: Entrance Hallway, Living room, Kitchen, Landing, Three good sized bedrooms and a Bathroom. Outside: Good sized enclosed rear garden and driveway parking to the front.



### Entrance Hallway



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

### Lounge



With a door leading to the kitchen and sliding doors to the rear garden, fireplace, radiator.

### Kitchen



With a window to the rear aspect and door to the side. The kitchen is fit with a range of wall and base units with worksurfaces over. There is a fitted oven and hob and space/plumbing for a washing machine, dishwasher, and under counter fridge and freezer.

### Landing

With stairs leading to all first floor accommodation.

### Bathroom



With a window to the side aspect, fitted with a low level WC,

pedestal wash basin and a bath. There's a cupboard housing a water tank.

### Bedroom



With a window to the rear aspect.

### Bedroom



With a window to the rear aspect and built in wardrobe space.

### Bedroom



With a window to the front aspect.



## Outside



The rear garden is largely laid to lawn with various trees and shrubs. To the front of the property is driveway parking, access to the garage and side access to the garden.

### 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](http://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.

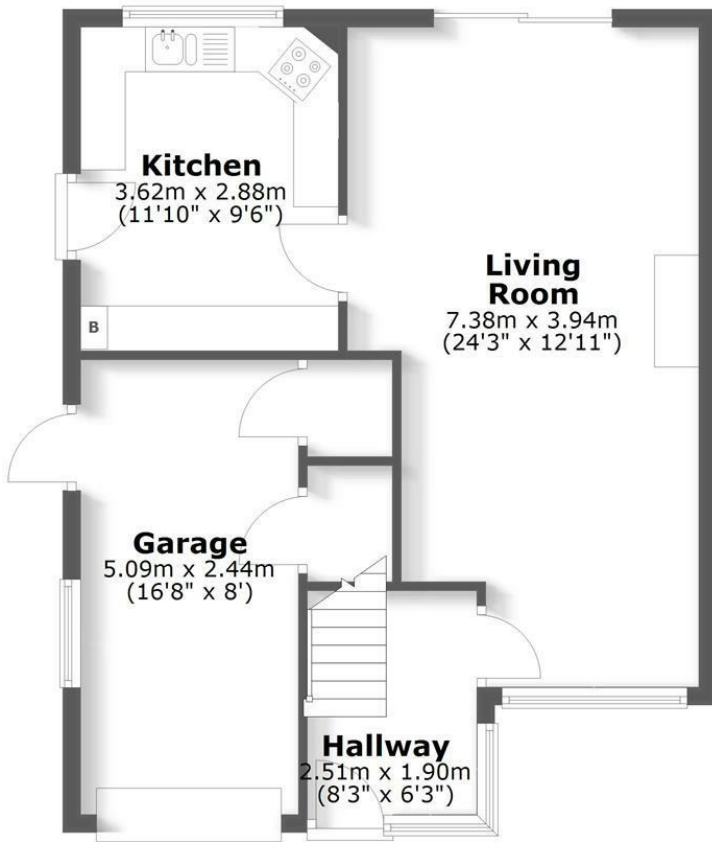
### Opening Hours

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



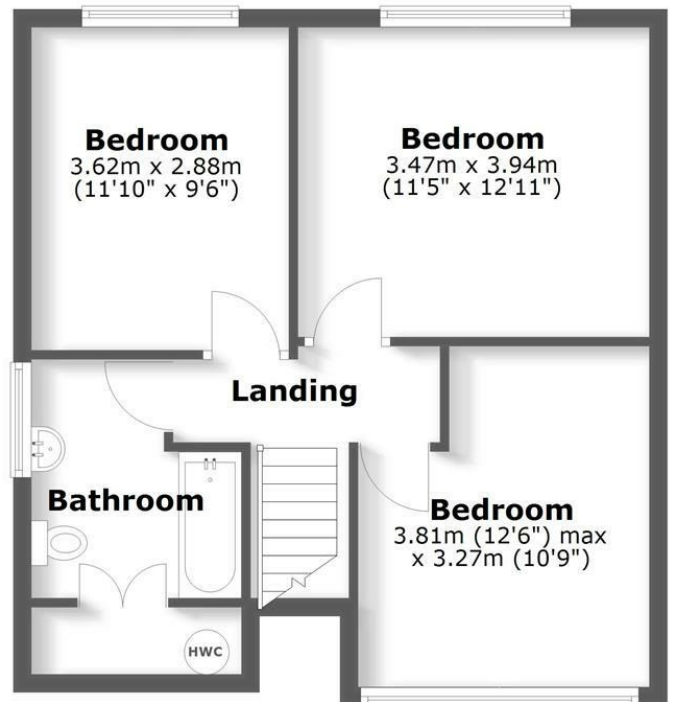
## Ground Floor

Approx. 57.4 sq. metres (618.1 sq. feet)



## First Floor

Approx. 49.5 sq. metres (532.4 sq. feet)



Total area: approx. 106.9 sq. metres (1150.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs			
England & Wales		67	76
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			