



## 11 Copt Oak Road, Leicester, LE19 3EF

**£349,950**

An individual detached bungalow sitting on a commanding plot with significant scope for extension, subject to obtaining the necessary planning consent.

The property, which has been well maintained, but would benefit from some upgrading, has spacious accommodation briefly comprising: Porch, Hallway, Two reception rooms, Kitchen, Three bedrooms and a bathroom. Outside: Large rear garden, Driveway and a Garage. NO CHAIN!



### Entrance Porch

Entered via a Upvc and glass door, with a further door leading to the hallway.

### Hallway



With doors leading to all first floor accommodation, stairs rising to the first floor, two storage cupboards and two radiators.



### Kitchen



With two windows to the rear aspect and a door leading to the outside, the kitchen is fitted with a range of eye level and base level storage units with rolled edge work surfaces over. There is a free standing cooker and space/plumbing for a washing machine and fridge freezer.

### Living Room



With windows to the front and side aspect, feature fireplace, radiator.



## Second Reception Room



With windows to both side aspects, feature fireplace, radiator and a door leading to the kitchen.

## Bedroom Two



With windows to the side and rear aspect, radiator.



## Shower Room



With an obscured window to the side aspect, the bathroom is fitted with a shower cubicle, radiator and storage cupboard.

## Bedroom One



## Wc

With a window to the side aspect and fitted with a low level wc.

With a window to the front aspect, fitted wardrobes and radiator.



### Bedroom 3



With a window to the front aspect and built in storage.



### Outside



The enclosed and mature rear garden is laid largely to lawn with mature surrounding borders and a large paved patio area. To the front of the property is ample driveway parking and a detached garage.

### 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.

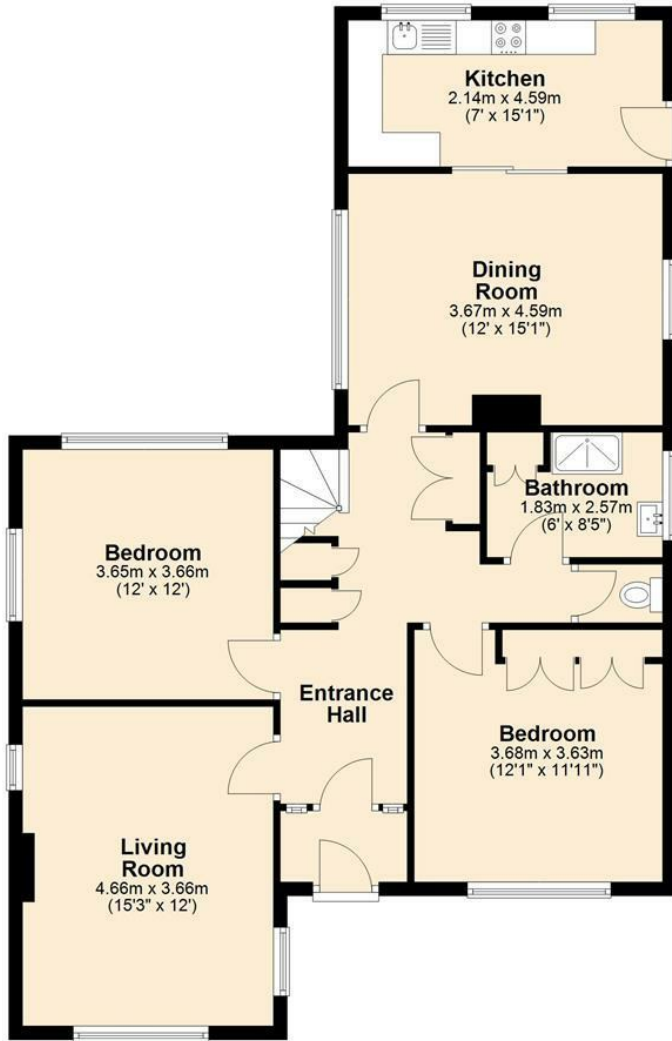
## **Opening Hours**

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



### Ground Floor

Approx. 95.3 sq. metres (1026.1 sq. feet)



### First Floor

Approx. 14.5 sq. metres (155.9 sq. feet)



Total area: approx. 109.8 sq. metres (1182.0 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) <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			
		49	71
<b>England &amp; Wales</b>		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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	