



**8 Hall Drive, Leicester, LE8 6RB**

**Offers Over £335,000**

**THIS PROPERTY IS OUTSTANDING!** Having been maintained to a METICULOUS standard by the current vendors, this EXTENDED modern family home has spacious and BEAUTIFULLY appointed accommodation arranged over three floors, briefly comprising: Entrance hallway, Living room, OPEN PLAN Dining kitchen, W/C. First Floor: Two GOOD SIZED bedrooms and a Bathroom. Second floor: A large main bedroom with En-suite. Outside: PRIVATE rear garden and Driveway parking. **MUST BE SEEN!**

### Entrance Hallway

With doors to the w/c and living room. Radiator.

### W/C

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

### Lounge

With a window to the front aspect, understairs storage cupboard and a door to the kitchen. Radiator.

### EXTENDED Open Plan Dining Kitchen

This room is a particular feature of this property! Fitted with a modern range of eye level and base level storage units with worksurfaces over and matching upstands. There is a fitted electric oven, gas hob with an extractor hood over, an integral dishwasher and fridge / freezer, together with space / plumbing for a washing machine.

The extension provides space for a family sized dining table with a Velux window and bi-folding doors to outside.

Two radiators.

### First Floor Landing

With doors off to all first floor accommodation. Radiator.

### Bedroom Two

With a window to the rear aspect, radiator.

### Bedroom Three

With a window to the front aspect, radiator.

### Family Bathroom

With a window to the rear aspect, fitted with a low level w/c, wash basin, and bath with shower over and glass screen. Heated towel rail / radiator.

### Landing

### Bedroom One

With dual aspect windows and a door to the en suite. Radiator.

### Ensuite

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

### Outside

The enclosed and private rear garden, which is largely walled, is laid to a combination of lawn, paving and a pleasant raised area of timber decking.

Gated access leads to the side of the property where there is off road parking.

### 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.

### 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

### 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.

### 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.

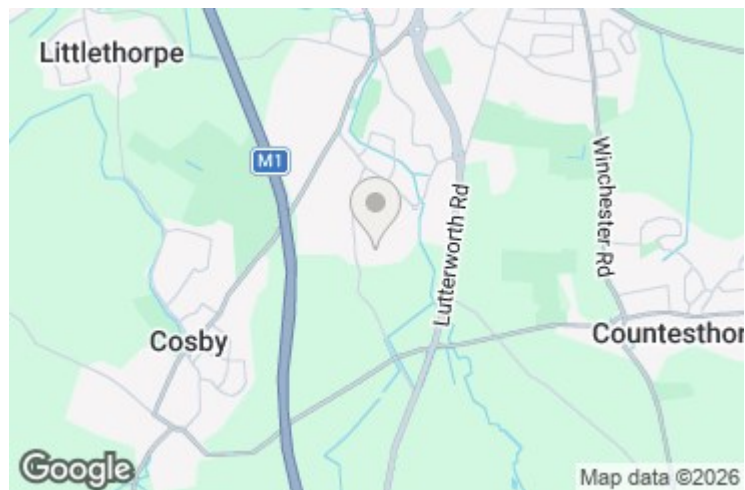
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(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.

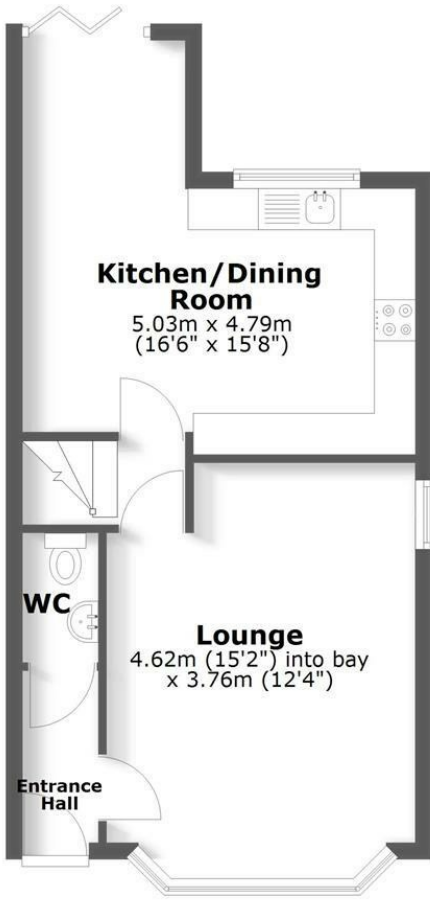
### Opening Hours

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



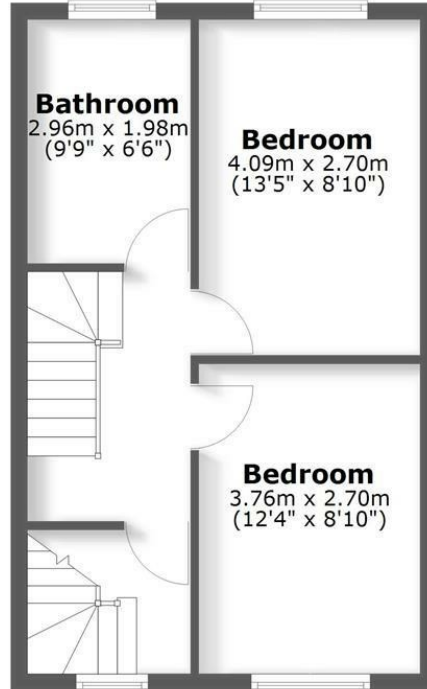
### Ground Floor

Approx. 41.9 sq. metres (451.1 sq. feet)



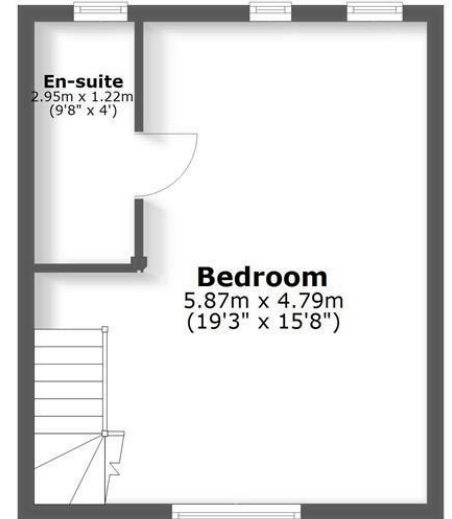
### First Floor

Approx. 38.1 sq. metres (409.6 sq. feet)

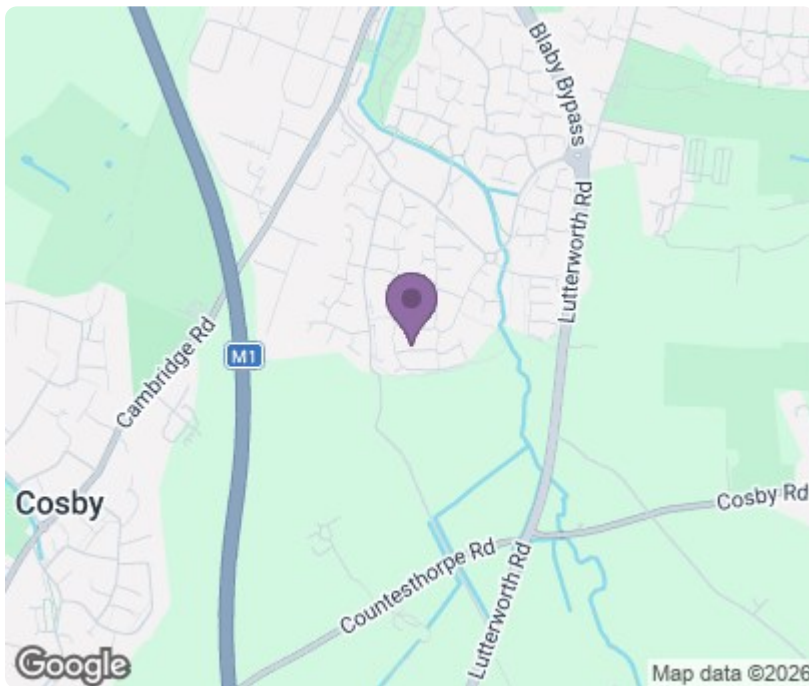


### Second Floor

Approx. 24.0 sq. metres (258.8 sq. feet)



Total area: approx. 104.0 sq. metres (1119.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>84</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			
<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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	