CARLTON ESTATES
8 Station Road Narborough Leicestershire LE19 2HR
0116 284 9636 www.carltonestates.co.uk

> SALES & LETTINGS

22 Keats Close, Leicester, LE9 7DU

£164,950

NO CHAIN - Situated within a quiet and popular location, this well presented townhouse has accommodation briefly comprising: Entrance, Living room, Breakfast kitchen, CONSERVATORY, Two bedrooms and a Bathroom. Outside: Enclosed rear garden and a generous Driveway.

Living Room,
With a window to the front aspect and stairs off rising to the first floor.

Breakfast Kitchen
Fitted with a range of eye level and base level storage units and space / plumbing for a range of kitchen appliances.

Conservatory
With windows overlooking the rear garden and double opening French doors to outside.

First Floor Landing
With doors off to all first floor accommodation.

Bedroom
With two windows to the front aspect and a storage cupboard.

Bedroom
With a window to the rear aspect.

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

Outside
The enclosed rear garden is laid largely to lawn with a paved patio area.
To the front fo the property is a generous driveway.

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.

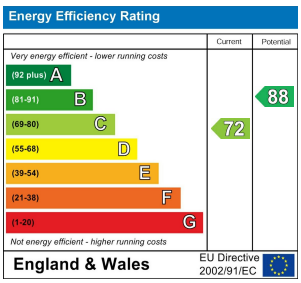
(2) These particulars do not constitute part or all of an offer or contract.

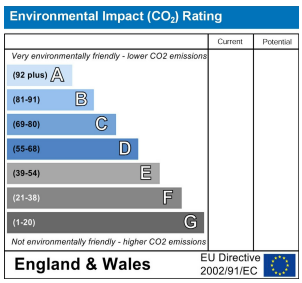
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(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





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