



**44 Leicester Road, Leicester, LE9 6QE**

**£229,950**

This beautifully presented home is situated in the ever-popular South Leicestershire village of Broughton Astley and has spacious accommodation briefly comprising: Front and rear reception rooms, fitted kitchen, two double bedrooms, and a modern bathroom. Outside: Private and enclosed rear garden and driveway parking.

## Lounge



Entered via a composite front door, with a window to the front of the property, feature fireplace, double doors to the dining room, radiator.

## Additional Photo



## Dining Room



With a window to the rear, feature fireplace, opening to the kitchen and door to the stairs.

## Additional Photo



## Kitchen



With a window to the side and door giving access to the rear garden. Fitted with a range of eye level and base level units with matching worktops, fitted electric oven, gas hob and extractor over.

## Stairs and Landing

With doors to all first floor accommodation.

### Bedroom One



With a window to the front, radiator.

### Bedroom Two

With a window to the rear, radiator.

### Bathroom



With a window to the rear, fitted with a low level WC, pedestal wash hand basin and walk in shower cubicle.

### Outside



The rear of the property is mostly paved to lawn with a decking area to the top. There are two outbuildings and a further shed. A gate to the side gives access to the front where there is a graveled area offering off road parking. Please note that there is an access gate to next door to allow bins to be taken across the property's garden to the front.

### Additional Photo



### Additional Photo



### 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.

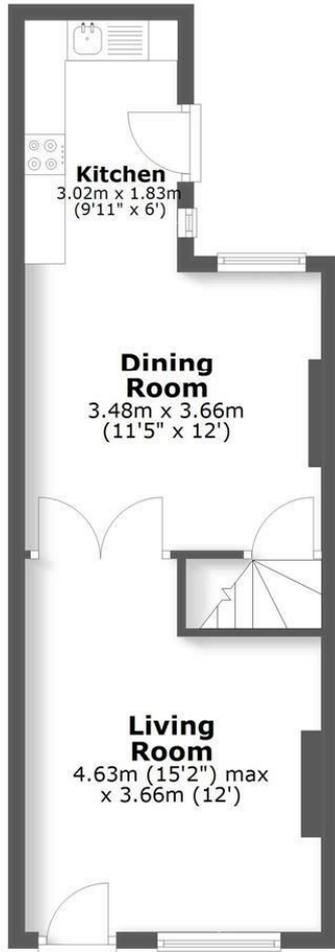
### Opening Hours

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



### Ground Floor

Approx. 35.8 sq. metres (385.0 sq. feet)



### First Floor

Approx. 35.6 sq. metres (382.9 sq. feet)



Total area: approx. 71.3 sq. metres (767.9 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very 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	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very 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