

**11 Denman Lane, Leicester, LE9 3AL**

**£269,950**

**BEAUTIFULLY PRESENTED FAMILY HOME!** Situated within a highly regarded location, this property has been maintained to an excellent standard by the current vendors and has spacious and well appointed accommodation throughout briefly comprising: Porch, Hallway, large living room with wood burner, diner, kitchen. Upstairs: Three good sized bedrooms and a bathroom. Outside: Large driveway at the front and generous rear garden with garage.

## Porch

### Additional Image

### Entrance Hallway

With stairs rising to the first floor and doors leading to the kitchen and living room. Radiator.

### Additional Image



## Living Room



With a window to the front aspect, feature fire place with wood burner and a radiator.

### Additional Image

### Additional Image

### Additional Image

## Dining Room



With a patio door giving to the rear aspect, radiator.

### Additional Image

## Kitchen



The kitchen is fitted with a range of wall and base units, with worksurfaces over and space for a cooker, plumbing for a washing machine and fridge/freezer.

### Additional Image

## First Floor Landing



With a window to the side aspect and doors leading to all first floor accommodation.

## Additional Image

### Bedroom One



With a window to the front aspect, built in storage cupboard, radiator.

## Additional Image



## Bedroom Two



With a window to the front aspect, radiator.

## Bedroom Three



With a window to the side aspect, radiator.

## Bathroom



With an obscure glass window to the rear aspect, fitted with a low level wc, wash basin and electric shower over the bath, radiator.

## Outside



The enclosed rear garden is laid mainly to lawn with a paved patio area.

Gate at the side of the property allow access to the garage. A generous driveway.

### Additional Image

### 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.

### 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.

### Opening Hours

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

### Thinking of Selling?

IF YOU ARE THINKING OF SELLING YOUR PROPERTY LET OUR LOCAL KNOWLEDGE AND EXPERIENCE WORK FOR YOU!

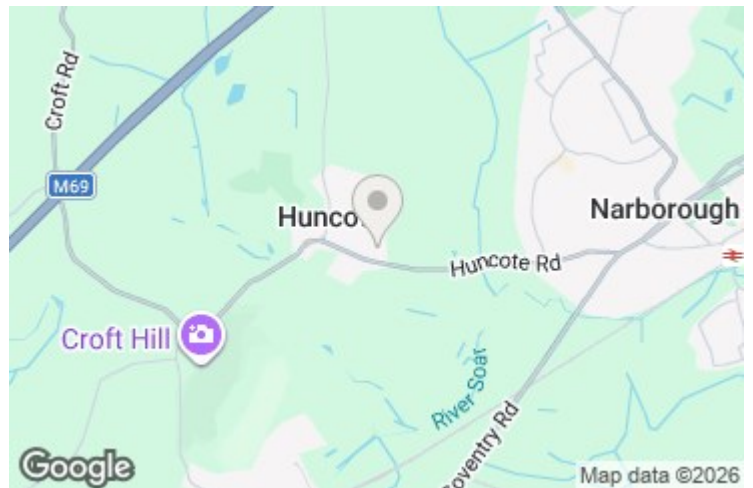
Carlton Estates are an independent and family run estate agency specialising in the local market, having a reputation for quality, service and customer care.

We value your business and understand that selling your home is a major decision.

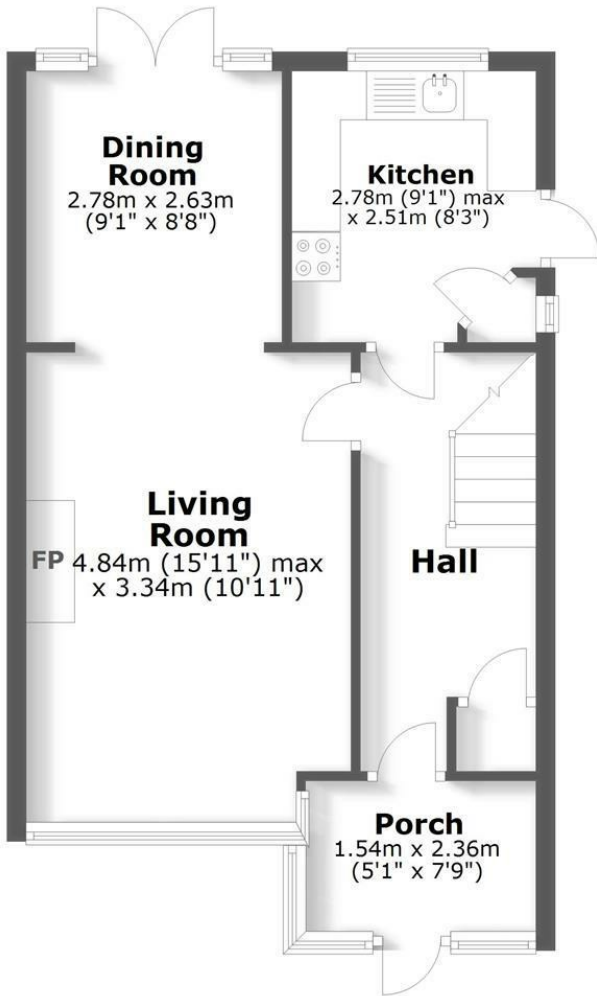
Our guarantee to you is that through our professionalism and attention to detail in every respect, we will endeavor to ensure the entire process is as straight forward and hassle free as possible.

10 GOOD reasons to choose Carlton Estates:

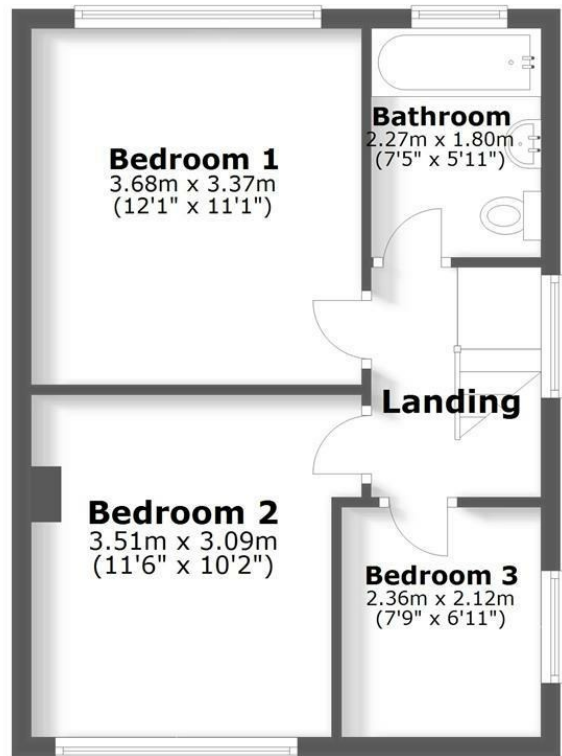
- \* THE local agent
  - \* FREE market appraisal
  - \* REALISTIC valuations based on local market knowledge
  - \* EXTENSIVE advertising for maximum exposure
  - \* COMPETITIVE fees
  - \* REGULAR client feedback
  - \* MORTGAGE advice available
  - \* NO sale no fee
  - \* ACCOMPANIED viewing's where 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



## Ground Floor



## First Floor



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			
<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	