CARLTON ESTATES

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

> SALES & LETTINGS

36 Warwick Road, Leicester, LE9 6SB

£275,000

A WELL PRESENTED three bedroom semi-detached property, situated in a popular residential location. The property comprises: Entrance hall, Living room, fitted kitchen with a SEPARATE dining area and UTILITY SPACE, Three bedrooms and Family bathroom. There is a LARGE DRIVEWAY providing ample off-road parking and a garden to the rear. The property is close to local amenities and transport routes, and would make an ideal first time buy or family home. MUST BE SEEN!

Entrance Hallway
Enter via a uPvc front door, with a door to the lounge and stairs rising to the first floor.

Living Room

With a window to the front aspect and an opening to the dining area. Radiator.

Dining Area

With patio doors opening to the rear garden, a door to the utility and a door to an under stairs cupboard.

Kitchen

With a window to the rear aspect, fitted with base storage units with worksurfaces over, an integrated electric oven, gas hob with extractor over and space for a fridge freezer.

Utility Area

With a window to the rear aspect, a wall mounted boiler and space/plumbing for a washing machine, tumble dryer and dishwasher. Radiator.

First Floor
With doors leading to all first floor accommodation, a storage cupboard and loft access.

Bedroom One

With a window to the front aspect and a radiator.

Bathroom

With an obscure window to the side aspect, fitted with a low level wc, pedestal wash basin and a bath with a shower over.

Bedroom Two

With a window to the rear aspect and a radiator.

Bedroom Three

With a window to the rear aspect and a radiator.

Outside

The rear garden is largely laid to lawn with a patio area.
To the front of the property is a large paved driveway, suitable for numerous cars and a 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
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.

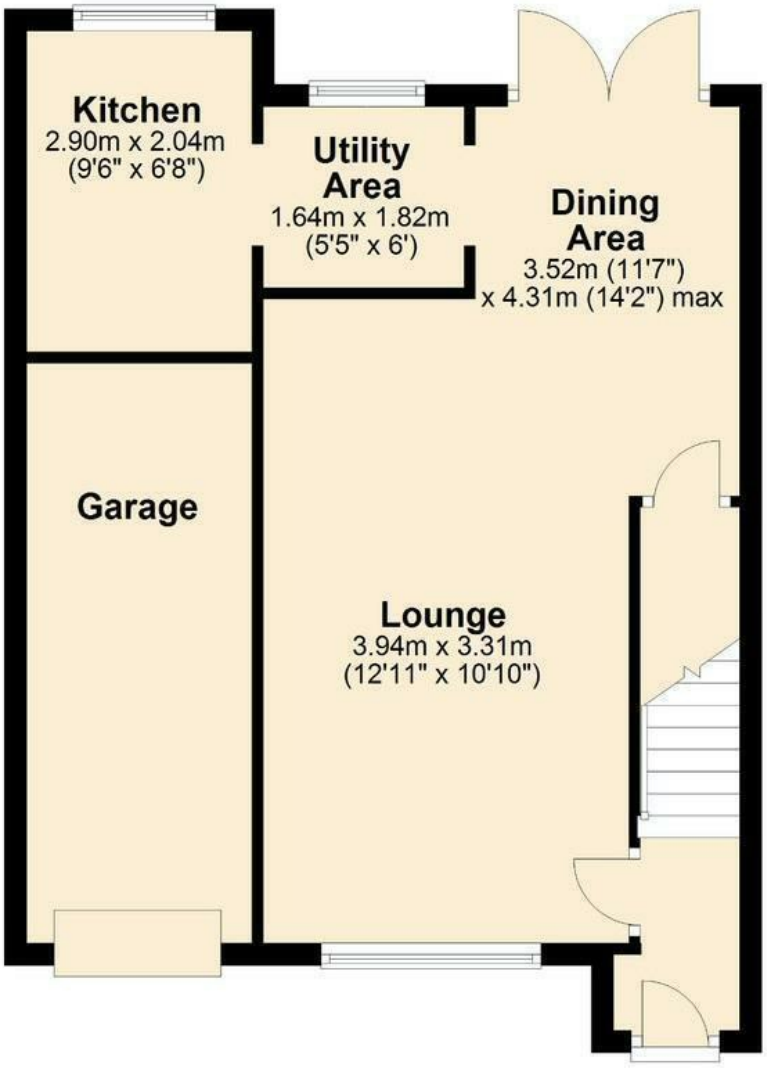
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

Opening Hours

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

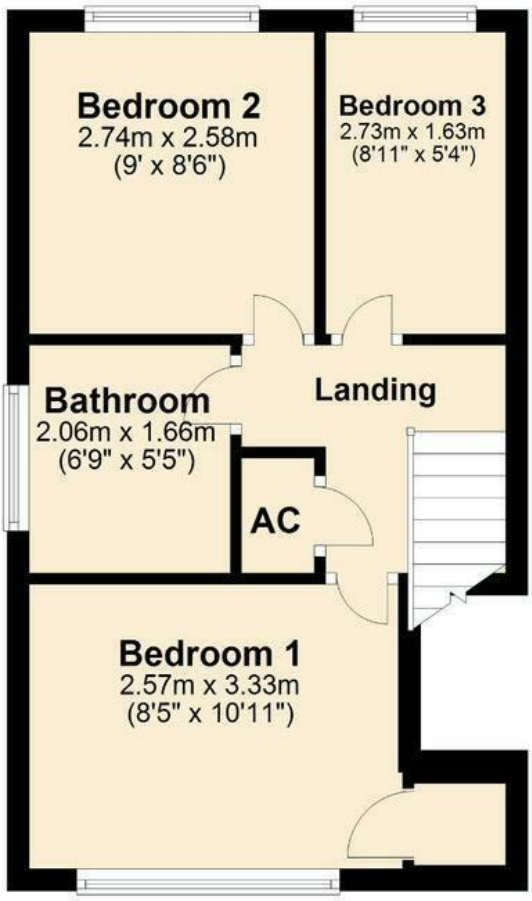
Ground Floor

Approx. 51.1 sq. metres (549.6 sq. feet)

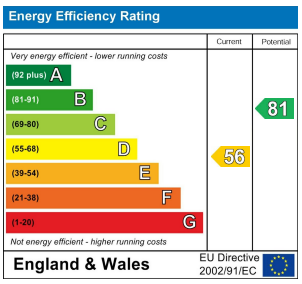


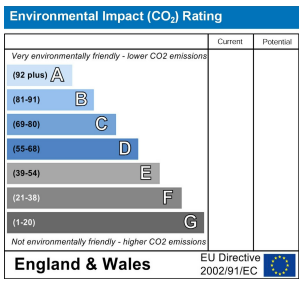
First Floor

Approx. 30.5 sq. metres (328.4 sq. feet)



Total area: approx. 81.6 sq. metres (878.0 sq. feet)





Carlton Estates
8 Station Road
Narborough
Leicestershire
LE19 2HR

T. 0116 284 9636
E. sales@carltonestates.co.uk

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www.carltonestates.co.uk