



**41 Avon Drive, Leicester, LE8 6NP**

**£359,950**

**THIS PROPERTY IS OUTSTANDING!** Having been maintained to a SUPERB standard by the current vendors, the spacious accommodation, perfect for modern family living, briefly comprises: Porch, Hallway, Large living room, Breakfast kitchen, Conservatory and a W.c. First Floor: Three good-sized bedrooms and a Bathroom. Outside: Extremely generous rear garden, Large Summer House, CAR PORT, GARAGE and a large driveway.

### Porch

With a further door to the hallway.

### Hallway



With windows to the front aspect, doors leading to the lounge and the kitchen and a radiator.

### Lounge



With a window to the front aspect, and a door to the conservatory. Two radiators.

### Kitchen



The hub of the home! This large room has a window to the rear aspect, a door to the outside and a roof lantern, which collectively create a bright open space - perfect for entertaining! Fitted with a range of eye level and base level storage units with worksurfaces over and matching upstands. There is a fitted electric oven, an electric hob with an extractor hood over and space / plumbing for a range of kitchen appliances. Radiator.

### Conservatory



Of block, brick and uPVC construction, with double opening French

doors to outside, this room offers a further versatile living space. Radiator.

### Ground Floor Wc



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

### Landing



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

### Bedroom One



With a window to the front and side aspect, radiator.

### Bedroom Two



With a window to the rear aspect, radiator.

### Bedroom Three



With a window to the front aspect, radiator.

### Bathroom



With two windows to the rear aspect, fitted with a low level w/c, inset wash basin with storage under and a bath with shower over. Heated towel rail / radiator.

### Outside



A particular feature of this property is the plot on which it sits! The generously sized rear garden is laid largely to lawn with two paved patio areas and surrounding borders.

To one side of the property is a large carport, with ample space for a vehicle, together with a large timber outhouse which is currently used as an additional sitting room.

To the front of the property is ample driveway parking and access to the 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.

### 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.

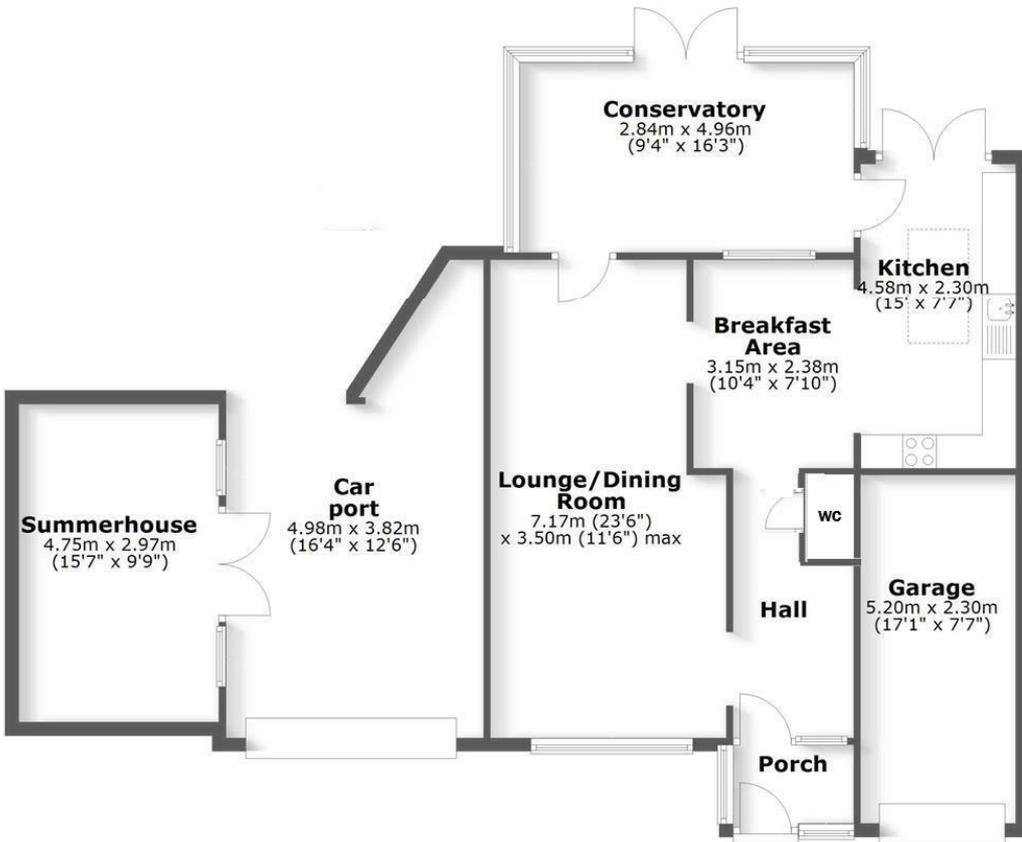
### **Opening Hours**

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



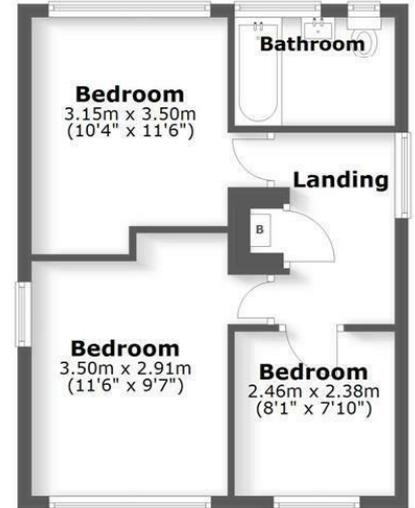
### Ground Floor

Approx. 116.1 sq. metres (1250.2 sq. feet)



### First Floor

Approx. 38.7 sq. metres (416.1 sq. feet)



Total area: approx. 154.8 sq. metres (1666.3 sq. feet)



Energy Efficiency Rating	
Current	Potential
61	75
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	
England & Wales 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	
England & Wales EU Directive 2002/91/EC	