CARLTON ESTATES
8 Station Road Narborough Leicestershire LE19 2HR
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> SALES & LETTINGS









43 Leicester Road, Leicester, LE9 4JE

Offers Over £362,000

A quintessentially British 18th-century thatched cottage situated in the ever-popular village of Sapcote.

This charming property has been significantly updated and superbly maintained by the current owners. Occupying a generous wrap-around plot, it offers spacious and well-presented accommodation comprising: Living room, breakfast kitchen, sitting room, dining/garden room, utility room, and a ground-floor bathroom.

To the first floor are two double bedrooms.

Outside, the property benefits from beautifully maintained gardens providing year-round interest, together with a detached garage and driveway parking.

Living Room
The character and charm of this delightful cottage are immediately evident upon entering, with exposed beams, a feature fireplace, and two windows to the front aspect creating a warm and inviting atmosphere.

Breakfast Kitchen
The kitchen area has a window to the rear aspect, and is fitted with a modern and quality range of eye level and basel level storage units with worktops over. There is space for a range-style cooker with an extractor hood over.

Sitting Area
With a bay window to the side aspect, double opening French doors to outside and stairs off rising to the first floor.

Dining / Garden Room
A fabulous addition to the property, creating a further versatile living space with bi-folding doors to outside.

Utility
With a window to the side aspect, and space / plumbing for a washing machine and tumble dryer.

Ground Floor Bathroom
With a window to the front aspct, fitted with a low level w/c, inset wash basin with storage under and a 'P' shaped bath with shower over and a glass screen. Heated towel rail / radiator.

First Floor Landing
With doors off to both bedrooms.

Bedroom One
With a window to the front aspect and fitted storage.

Bedroom Two
With a window to the front aspect.

Outside
The outside space to this property has been beautifully maintained, being laid largely to lawn with well-stocked surrounding borders creating year-round interest. There is a large paved patio area, along with an outdoor w/c, detached garage and driveway parking.

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.

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IF YOU ARE THINKING OF SELLING YOUR PROPERTY
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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.

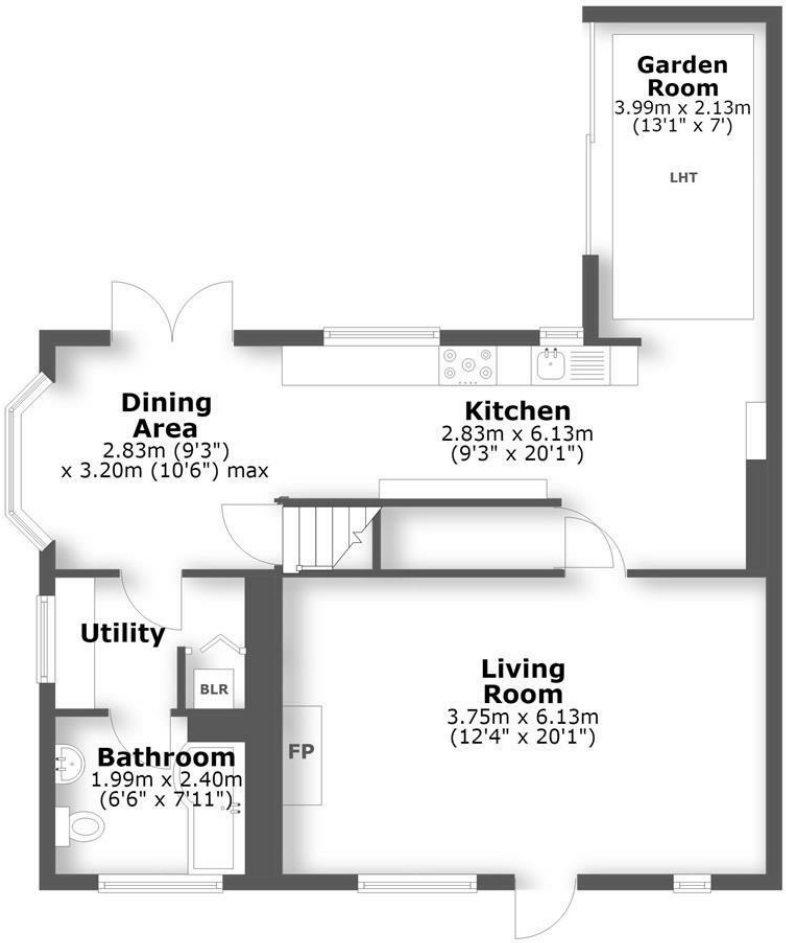
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

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



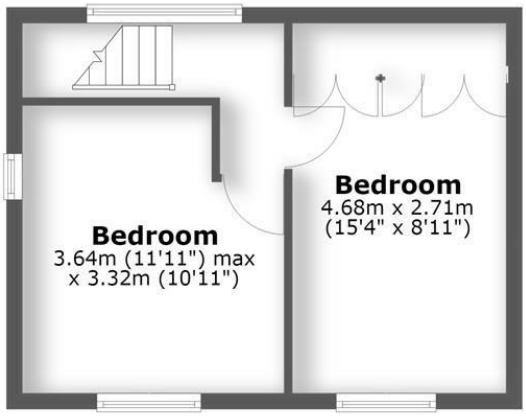
Ground Floor

Approx. 69.1 sq. metres (743.3 sq. feet)

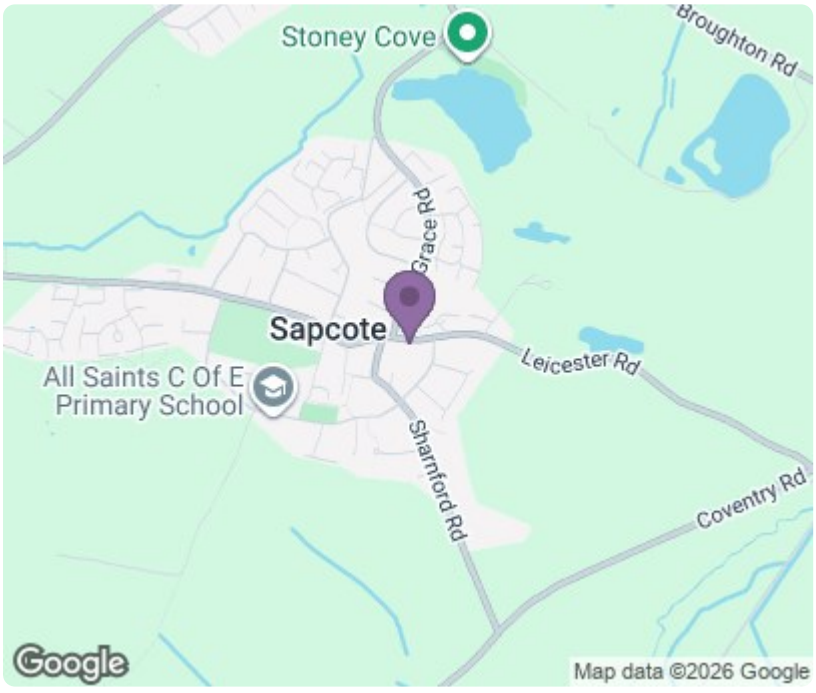


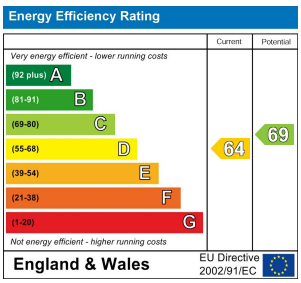
First Floor

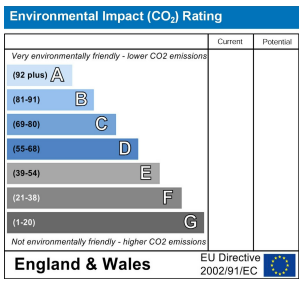
Approx. 28.7 sq. metres (308.8 sq. feet)



Total area: approx. 97.7 sq. metres (1052.1 sq. feet)







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