



17 Linley Green, Leicester, LE9 1UT

Offers Over £255,000

Situated at the head of a peaceful cul-de-sac on a generous corner plot, this beautifully presented semi-detached home offers a harmonious blend of style, comfort, and versatility. The thoughtfully arranged accommodation comprises a porch, welcoming hallway, spacious living room, a dining room, and a well appointed kitchen.

To the first floor, three generously proportioned bedrooms are served by a stylish family bathroom.

Externally, the property benefits from a fully enclosed rear garden, a garage, and an additional garage/workshop, offering excellent potential for conversion into further living accommodation or a bespoke home office.

Porch

With a further door leading to the entrance hallway.

Entrance Hallway



With an obscure window to the front aspect, stairs rising to the first floor and doors leading to the lounge and the kitchen. There's a small cupboard which houses the meters.

Lounge



With a large window to the front aspect, a feature gas fireplace and an opening to the dining room. Radiator.

Dining Room



With a window to the side aspect, a half door to the kitchen and a radiator.

Kitchen



With a window to the side aspect and a door leading to the outside. The kitchen is fitted with a range of wall and base storage units with worksurfaces over and a tiled splashback. There is a fitted electric oven and gas hob over, together with an extractor fan. There is space/plumbing for a washing machine and a fridge freezer.

Landing

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

Bedroom One



With a window to the side aspect and a radiator.

Bedroom Two



With dual aspect windows to the front and side, built in wardrobes and a radiator.

Bedroom Three



With a window to the front aspect and a radiator.

Bathroom



With a window to the side aspect, fitted with a low level WC, pedestal wash basin and a bath with a shower over and a screen. Heated towel rail/radiator.

Outside



The enclosed rear garden is laid largely to lawn with a good sized paved patio area, along with access to the rear of the garage. To the front of the property is a gravelled driveway and access to the other garage / workshop.

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
- 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.

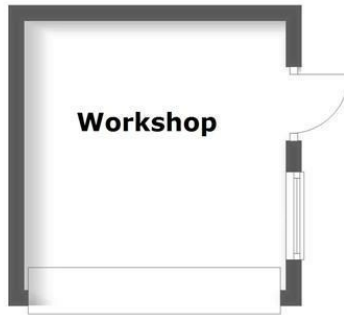
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

Opening Hours

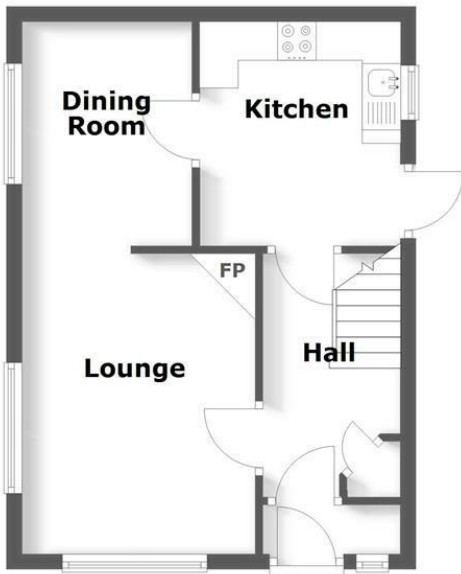
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



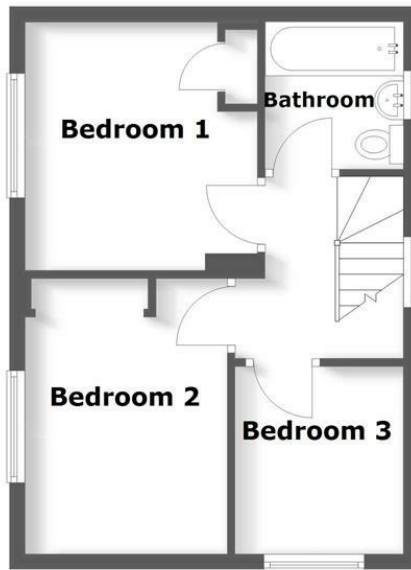
Outbuilding



Ground Floor



First Floor



Outbuilding



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		72

Environmental Impact (CO ₂) Rating		Current	Potential
Vary environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		86