



### 3 Heron Way, Leicester, LE19 2AJ

**£299,950**

Situated in a quiet cul-de-sac and offered with no onward chain, this well-presented and extended bungalow provides spacious and versatile accommodation throughout.

The property briefly comprises an entrance hallway, a generous living/dining room, an additional reception room, fitted kitchen, two well-proportioned bedrooms, and a family bathroom.

Externally, the home benefits from an enclosed rear garden, driveway parking, and a garage.

Ideal for those seeking peaceful single-storey living in a desirable residential location.

### Entrance Hallway

With doors off to all principal reception rooms.

### Living / Dining Room

A large room with two windows to the front aspect and a feature fireplace.

### Reception Room

A further additional reception room with patio doors to the rear aspect.

### Kitchen

With a window to the rear aspect and a door to the outside. The kitchen is fitted with a range of eye level and base level storage units with work surfaces over and tiled splashbacks. There is a fitted electric oven, a gas hob with an extractor hood over and space / plumbing for a range of kitchen appliances.

### Bedroom

With a window to the front aspect, fitted wardrobes and storage units.

### Bedroom

With a window to the rear aspect, fitted wardrobes and storage units.

### Bathroom

With a window to the rear aspect, fitted with a low level w/c, inset wash basin with storage and a bath.

### Outside

The enclosed and generous rear garden is laid largely to lawn with mature and well-stocked planted areas, along with a paved patio. Gated access to the rear leads to the driveway and detached 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](http://www.carltonestates.co.uk)  
CALL US NOW ON 0116 284 9636

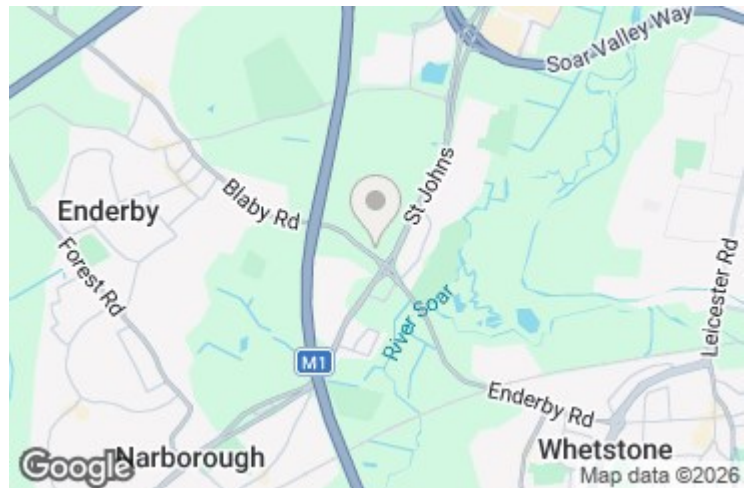
### Notes For Purchasers

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.

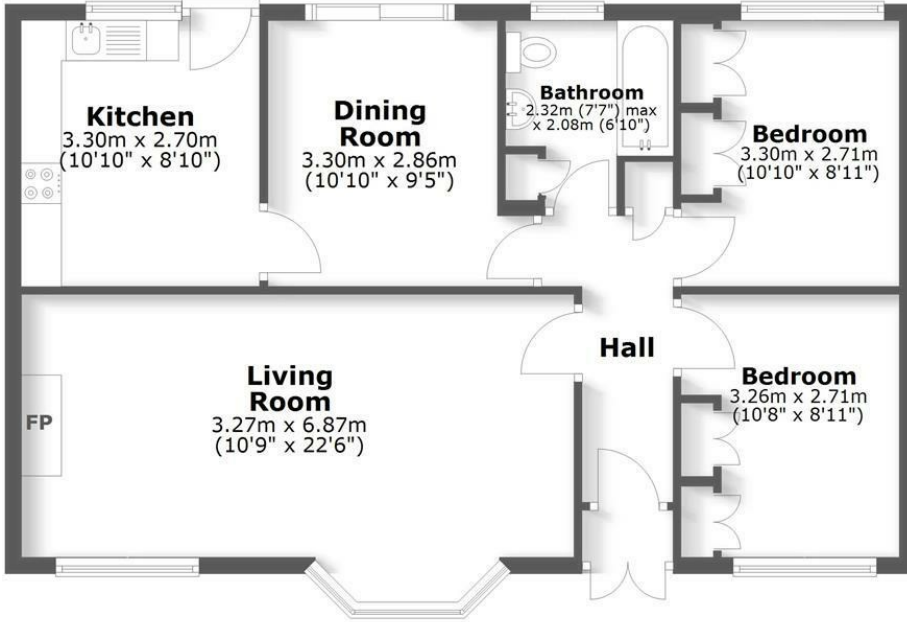
### Opening Hours

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



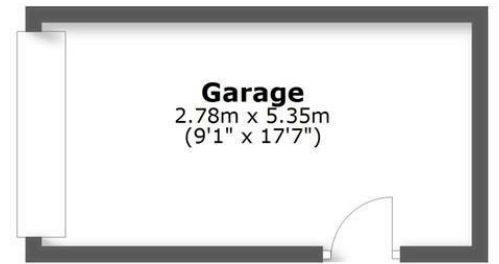
### Ground Floor

Approx. 72.2 sq. metres (777.3 sq. feet)

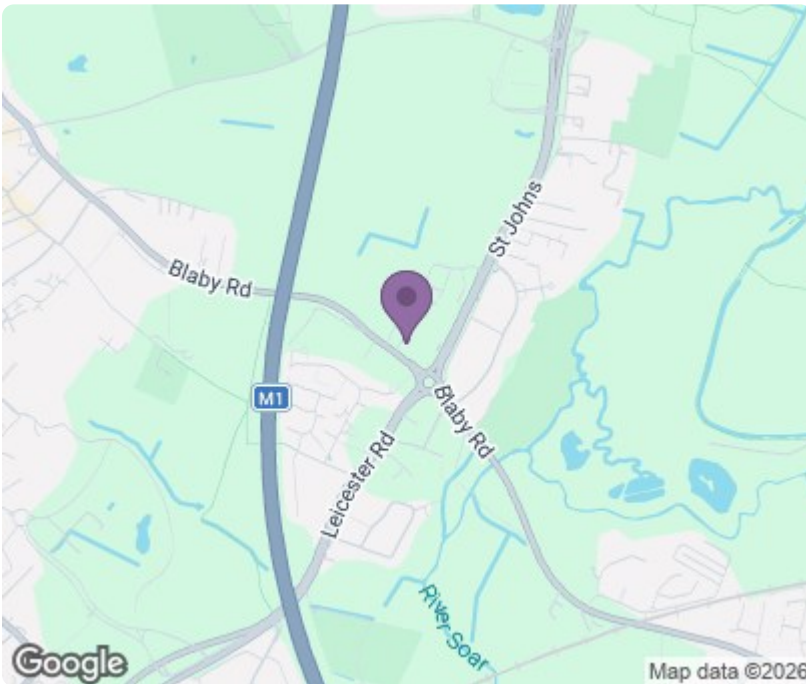


### Outbuilding

Approx. 14.9 sq. metres (160.1 sq. feet)



Total area: approx. 87.1 sq. metres (937.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very 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	67	74

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very 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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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