CARLTON ESTATES

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

> SALES & LETTINGS

6 Melton Drive, Leicester, LE9 6SJ

£320,000

An extremely well presented three bedroom detached property situated in the popular south Leicestershire village of Broughton Astley. The property is finished to an excellent standard throughout and briefly comprises: entrance hall, living room, modern fitted kitchen with integrated appliances, downstairs WC, utility room, three bedrooms and a modern family bathroom. There is an enclosed garden to the rear, with a further lawned area with driveway parking and a garage to the front.

Entrance Hall
Entered via a uPVC front door, the entrance hall gives access to the living room and kitchen, and has stairs rising to the first floor.

Living Room
With a bay window to the front, radiator.

Kitchen Diner
Fitted with a range of modern wall and floor units with matching worktops and a range of integrated appliances. With a window to the rear and patio doors giving access to the rear garden. Radiator.

Downstairs WC
Fitted with a low level wc and wash hand basin.

Utility
Fitted with a matching range of wall and floor units, with space and plumbing for appliances. There is a window to the rear and a door giving access to outside.

First Floor Landing
To doors to all first floor accommodation and access to the loft space.

Bedroom One
With a window to the front, fitted with a range of wardrobes, radiator.

Bedroom Two
With a window to the rear, radiator.

Bedroom Three
With a window to the front, radiator.

Bathroom
Fitted with a low level wc, wash hand basin and shower cubicle. Heated towel rail.

Outside
The rear garden is mainly laid to lawn with two patio areas offering plenty of entertaining space. To the front of the property is a further lawned area, ample driveway parking 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:
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* 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.

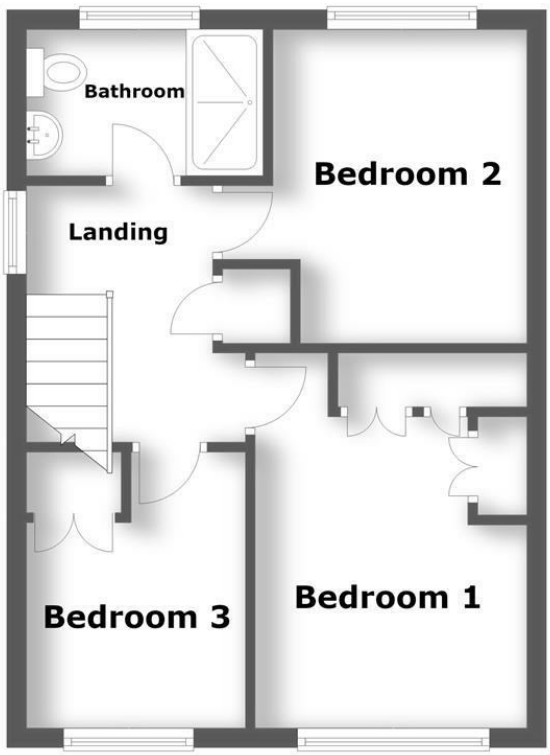
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(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.

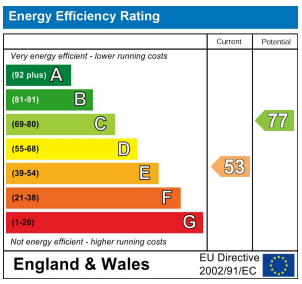
Opening Hours
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm

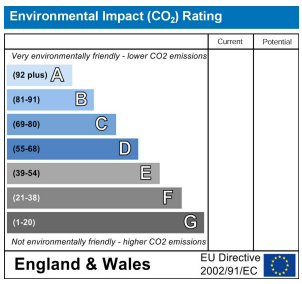
Ground Floor
Approx. 57.8 sq. metres (621.8 sq. feet)

First Floor
Approx. 38.0 sq. metres (409.4 sq. feet)



Total area: approx. 95.8 sq. metres (1031.3 sq. feet)





Carlton Estates
8 Station Road
Narborough
Leicestershire
LE19 2HR

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

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