



### 3 Rosemead Drive, Leicester, LE2 5SB

**£319,950**

SITUATED IN A HIGHLY REGARDED and sought after location, this well presented family home is offered for sale with 'NO CHAIN'!

The property, which has been largely redecorated, has spacious accommodation briefly comprising: Entrance hallway, Large living / dining room, Conservatory, Breakfast kitchen, W.c First Floor: Three good sized bedrooms and a Family bathroom. Outside: GENEROUS REAR GARDEN, Driveway parking and a GARAGE. MUST BE SEEN!

### Entrance Hallway

### Living / Dining Room

This large room has a door to the kitchen, a feature fireplace and an opening to the conservatory.

### Conservatory

This excellent addition to the property provides a further versatile living space, with doors opening to the rear garden.

### Breakfast Kitchen

With dual aspect windows, a door to the outside and to a useful storage cupboard.

Fitter with a good range of eye level and base level storage units with worksurfaces over and space / plumbing for a range of white goods.

### Ground Floor Wc

With a window to the front aspect, fitted with a low level w/c and wash basin.

### First Floor Landing

### Bedroom

With a window to the rear aspect and a storage cupboard.

### Bedroom

With a window to the rear aspect.

### Bedroom

With a window to the rear aspect.

### Bathroom

Fitted with a low level w/c, wash basin and a bath with a shower over.

### Outside

The rear garden is a particular feature of this property. The large space, which would benefit from some landscaping, offers scope to create a fabulous outdoor space. There is also a detached garage and a generous patio area.

To the front of the property is a large block paved driveway.

### 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



