



27 Wright Close, Leicester, LE8 6QZ

£319,950

AN OUTSTANDING SPACIOUS FAMILY HOME, which has been maintained to an **EXCELLENT** standard by the current vendors! Situated on a modern development in the highly sought after Village of Whetstone, this property has well appointed accommodation briefly comprising: Entrance hallway, Living / dining room, Dining kitchen and a Ground floor W/c. First Floor: Three **GOOD SIZED** bedrooms, an En suite and a Family bathroom. Outside: Enclosed rear garden, Driveway parking and Car port. **MUST BE SEEN!**

Entrance Hallway

With doors off to all ground floor accommodation, stairs to the first floor, radiator.

Living Room

With a window to the front aspect and double opening French doors to outside. Radiator.

Dining Kitchen

With a window to the front aspect and double opening French doors to the outside, the modern kitchen is fitted with a quality range of eye level and base level storage units with worksurfaces over and matching upstands. There is a fitted electric oven, a gas hob with an extractor hood over, together with space / plumbing for a range of white goods. Radiator.

Ground Floor Wc

Fitted with a low level w/c and wash basin. Radiator.

First Floor Landing

With a window to the front aspect, doors off to all first floor accommodation and access to the loft space, which has a pull-down ladder and is boarded. Radiator.

Bedroom One

With a window to the front aspect, door to the ensuite, radiator.

En Suite

With a window to the rear aspect, the refitted ensuite is fully tiled with a low level w/c, wash basin with storage under and a shower enclosure with a rainfall showerhead. Heated towel rail / radiator.

Bedroom Two

With a window to the rear aspect, radiator.

Bedroom Three

With a window to the front aspect, radiator.

Family Bathroom

With a window to the rear aspect, fitted with a low level w/c, wash basin with storage under and a bath with shower over and glass screen. Heated towel rail / radiator.

Outside

The enclosed rear garden is laid largely to lawn with a generous patio area, standing for a timber shed, and has gated side access to the carport 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.

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

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.

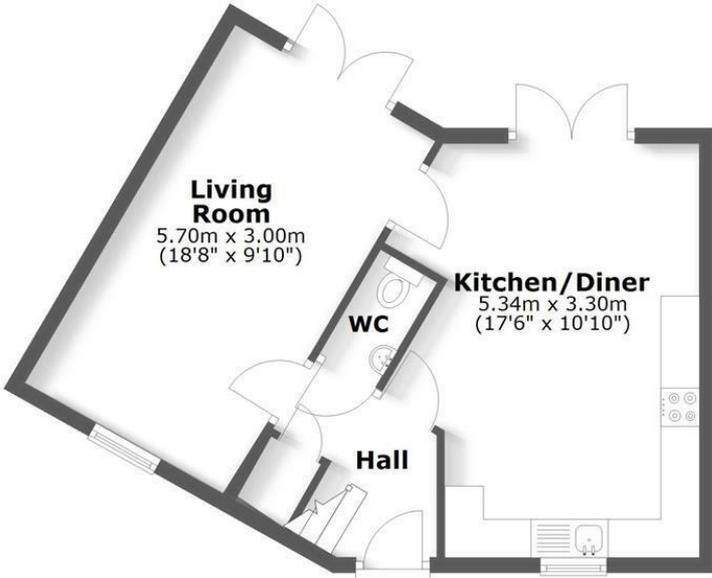
Opening Hours

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



Ground Floor

Approx. 42.5 sq. metres (457.8 sq. feet)

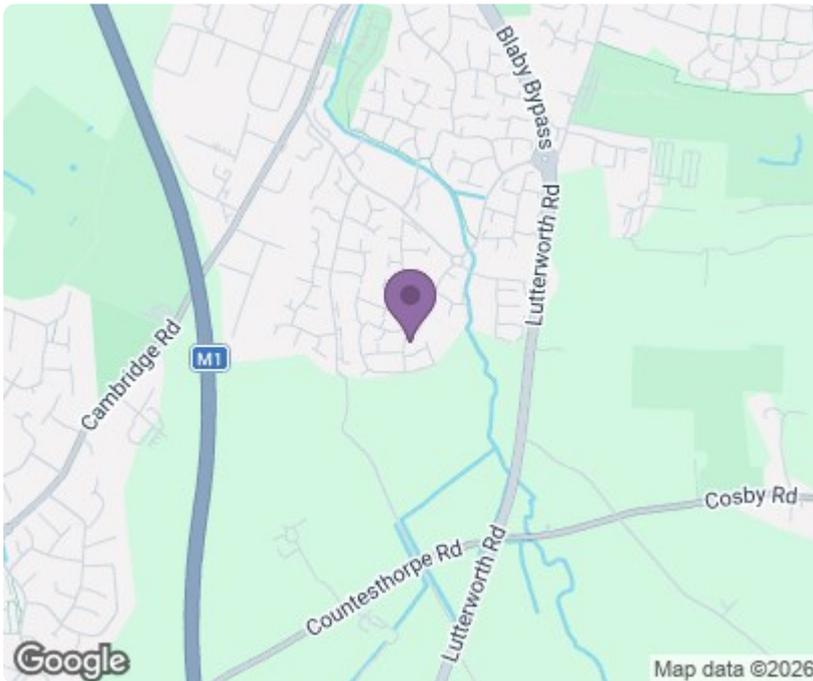


First Floor

Approx. 42.6 sq. metres (458.8 sq. feet)



Total area: approx. 85.1 sq. metres (916.5 sq. feet)



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	

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	