

## Rosemary House Victoria Street, Leicester, LE8 8AZ

**£299,950**

A select development of just FOUR, BRAND NEW quality homes which are now AVAILABLE TO RESERVE!

Each property will be finished with a keen attention to detail, and will benefit from a range of modern fixtures and fittings.

Rosemary House, which is now nearing completion, has spacious and WELL APPOINTED accommodation briefly comprising: Entrance hallway, Living / dining room, Kitchen, W.c. First Floor: Two double bedrooms and a Bathroom. Second Floor: A further double bedroom and an en-suite. Outside: Enclosed rear garden and allocated parking. MUST BE SEEN!

### Entrance Hallway

With doors off to all ground floor accommodation.

### Living / Dining Room

With two Velux windows and feature bi-folding doors to outside.

### Kitchen

With a window to the front aspect, fitted with a modern range of eye level and base level storage units with worksurfaces over and matching upstands. There is a fitted electric oven and hob with an extractor hood over, together with an integrated fridge / freezer,

### Ground Floor Wc

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

### First Floor Landing

With doors off to all first floor accommodation.

### Bedroom

With a window to the front aspect.

### Bedroom

With a window to the rear aspect.

### Bathroom

With a window to the side aspect, fitted with a low level w/c, wash basin and a bath with a shower over and glass screen.

### Second Floor

### Bedroom

With dual aspect windows.

### En Suite

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

### Outside

The enclosed rear garden is laid largely to lawn with a good sized paved patio area.

Parking is available to the side of the property with an allocation of two parking spaces.

### 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.

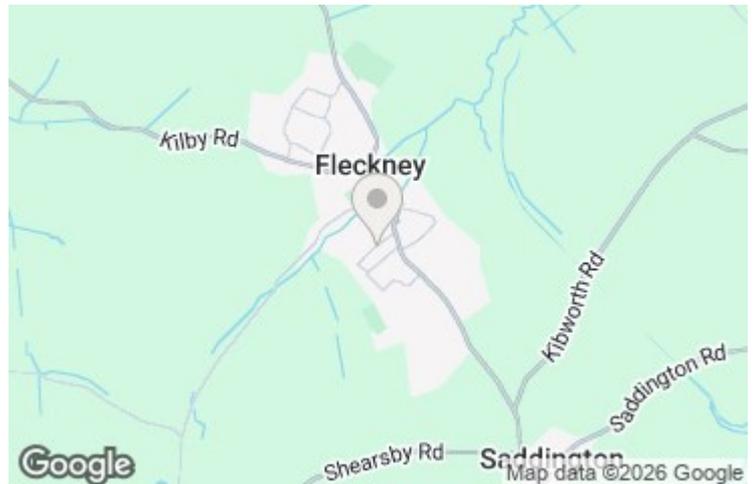
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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

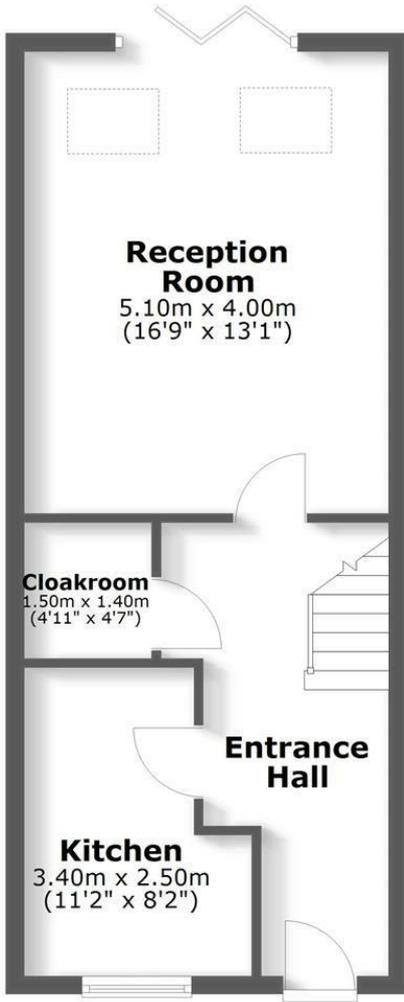
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

### Opening Hours

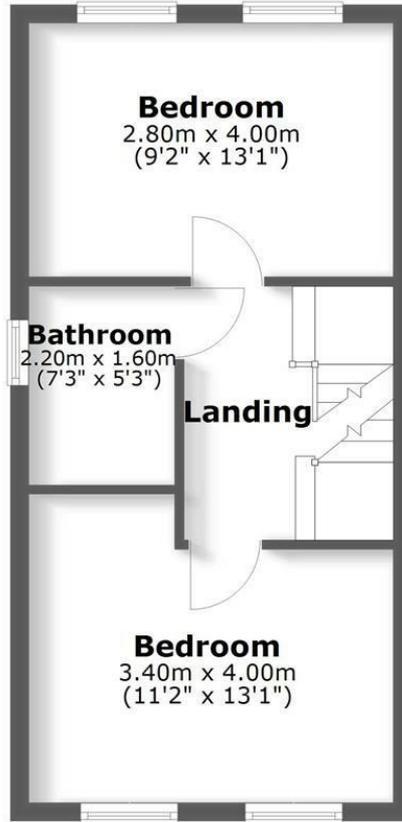
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



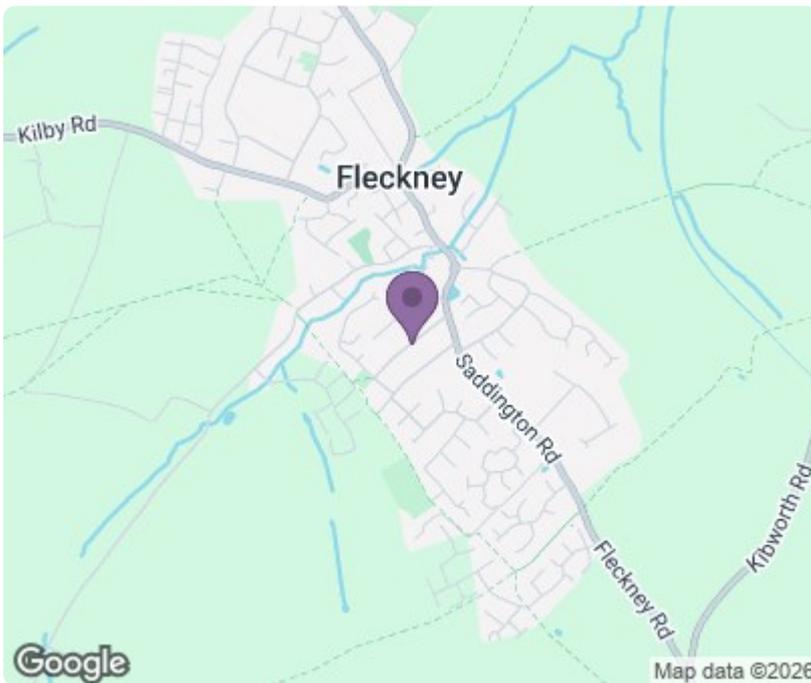
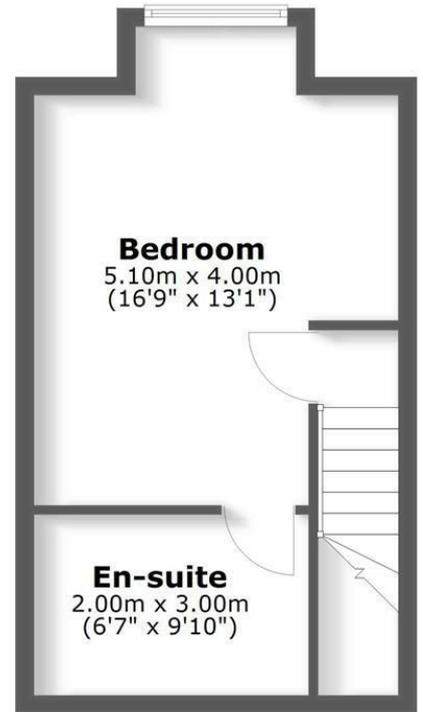
## Ground Floor



## First Floor



## Second Floor



Energy Efficiency Rating		Current	Potential
Vary 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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Vary 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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		