



38 Stevenson Gardens, Leicester, LE9 1SN

£399,950

A BEAUTIFULLY PRESENTED DETACHED FAMILY HOME SITUATED IN THE HIGHLY SOUGHT AFTER SOUTH LEICESTERSHIRE VILLAGE OF COSBY! The property, which has been maintained to an excellent standard by the current vendors, briefly comprises: Entrance hallway, Living room, Dining room, Breakfast kitchen, W.c. First Floor: Four bedrooms, one with an En-suite, and a Family bathroom. Outside: Enclosed rear garden, Driveway and a Garage. MUST BE SEEN!

Porch

With a further door to the hallway.

Hallway

With stairs off rising to the first floor and doors off to the living room, kitchen and w/c. Radiator.

Living Room



With a window to the front aspect, feature log burning stove and doors to the dining room. Radiator.

Additional Image



Dining Room



With sliding patio doors to the rear aspect, radiator.

Breakfast Kitchen



With a window to the rear aspect and a door to the garage. Having been refitted with a quality and modern range of eye level and base level storage units with worksurfaces over and tiled splashbacks. There is a fitted electric oven and a hob with an extractor hood over, together with space / plumbing for a range of white goods. Radiator.

Additional Image



Additional Image



En Suite



Ground Floor W/C

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

First Floor Landing

Bedroom One



With a window to the front aspect, fitted wardrobes, door to the en suite, radiator.

Bedroom Two



With a window to the rear aspect, fitted wardrobes, radiator.

Bedroom Three



With a window to the rear aspect, radiator.

Bedroom Four



With a window to the rear aspect, radiator.

Family Bathroom



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

Outside



The enclosed and private rear garden is laid largely to lawn with two paved patio areas and surrounding borders. Gated access leads to

the front of the property where there is a further area of lawn and driveway parking.

Additional Image



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.

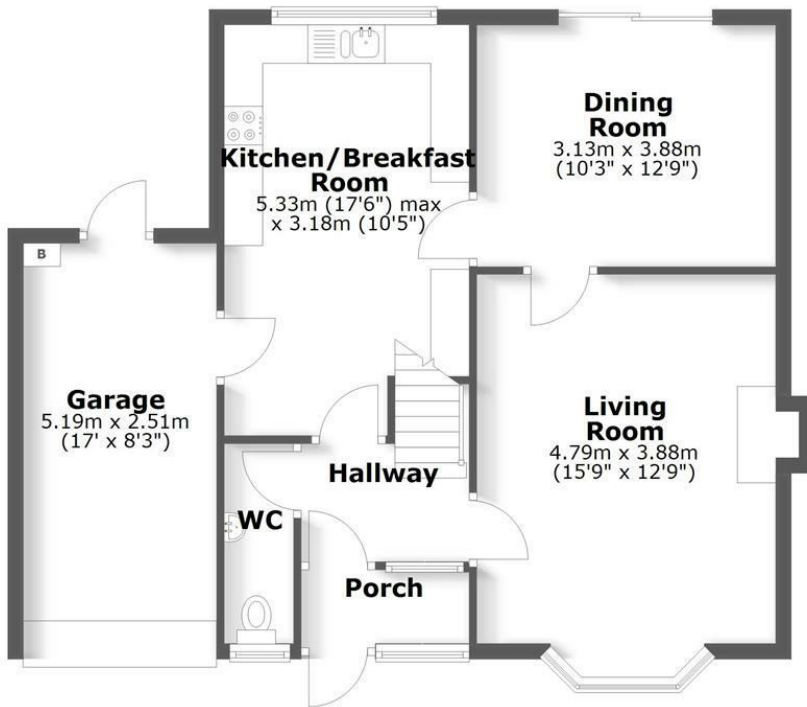
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

Opening Hours

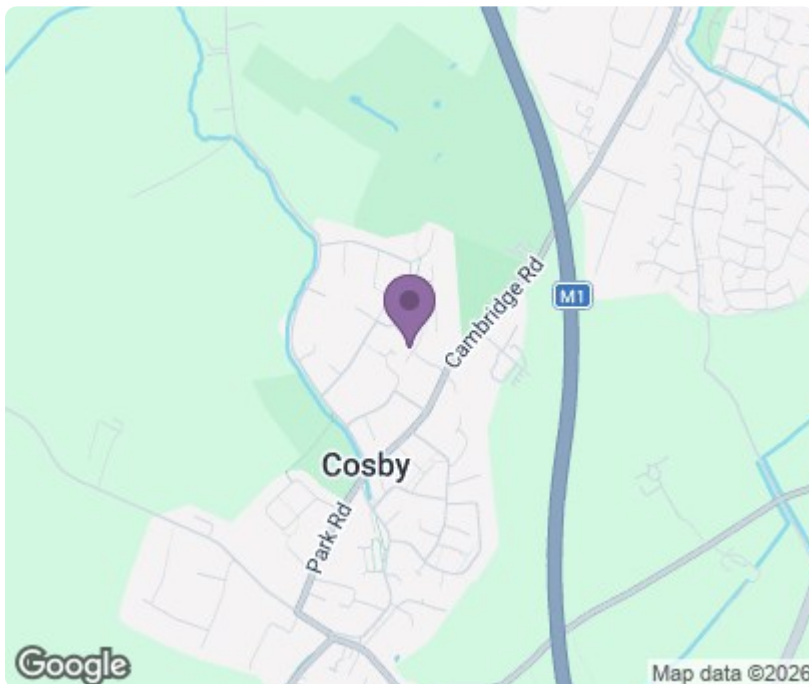
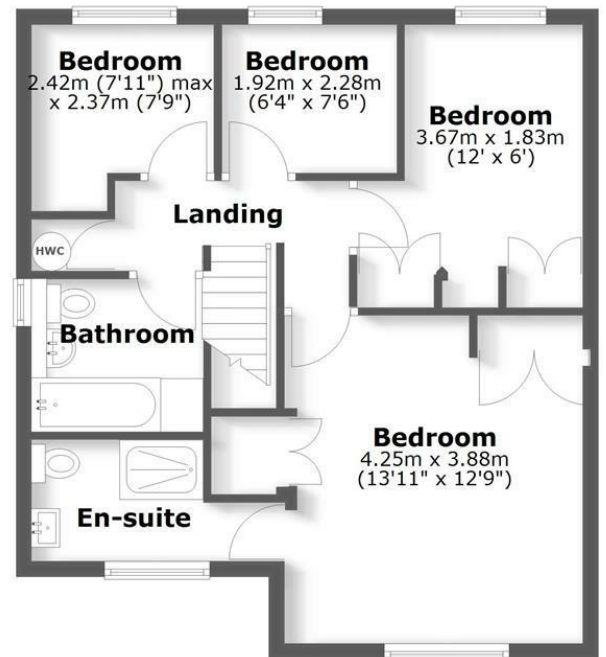
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very 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
Very 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	