CARLTON ESTATES

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> SALES & LETTINGS









## 7 Cosby Road, Leicester, LE19 2HG

## £314,950

A beautifully presented, modern three-storey townhouse with a detached garage, situated in the highly regarded South Leicestershire village of Littlethorpe.

Maintained to an excellent standard by the current vendors, the property offers spacious, well-appointed accommodation comprising an entrance hallway, large living room, refitted dining kitchen and ground-floor W/C. The first floor has two double bedrooms and a family bathroom, while the second floor features a further double bedroom with an en-suite.

Outside, there is a low-maintenance rear garden, driveway parking and a detached garage.
An internal viewing is essential to fully appreciate all that this home has to offer.

## Entrance Hallway

With stairs off rising to the first floor and a door to the living room. Radiator.

## Living Room




A large room with a bay window to the front aspect, a door to the dining kitchen and a radiator.

## Refitted Dining Kitchen





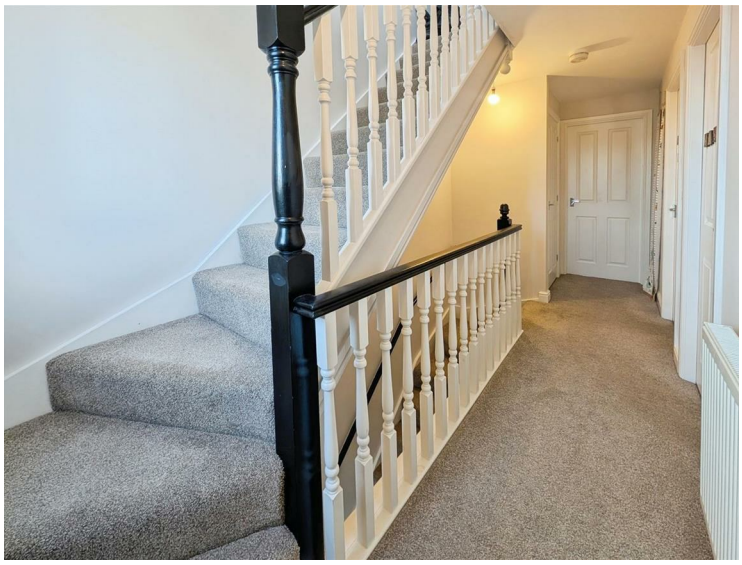

With a window and patio doors to the rear aspect, a door to the WC and a radiator. The kitchen is fitted with a range of wall and base storage units with work surfaces over. There is an integrated dishwasher, washing machine and electric oven with a gas hob and extractor over, with space for a fridge freezer.

## Ground Floor Wc



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

## First Floor Landing



With doors off to all first floor accommodation, an airing cupboard, and stairs rising to the second floor. Radiator.

## Bedroom Two





With a window to the rear aspect, radiator.

## Bedroom Three



With a window to the front aspect, raidator.

## Family Bathroom



With a window to the rear aspect, fitted with a low level wc, pedestal wash basin, a bath and a shower enclosure. Heated towel rail/radiator.

## Second Floor

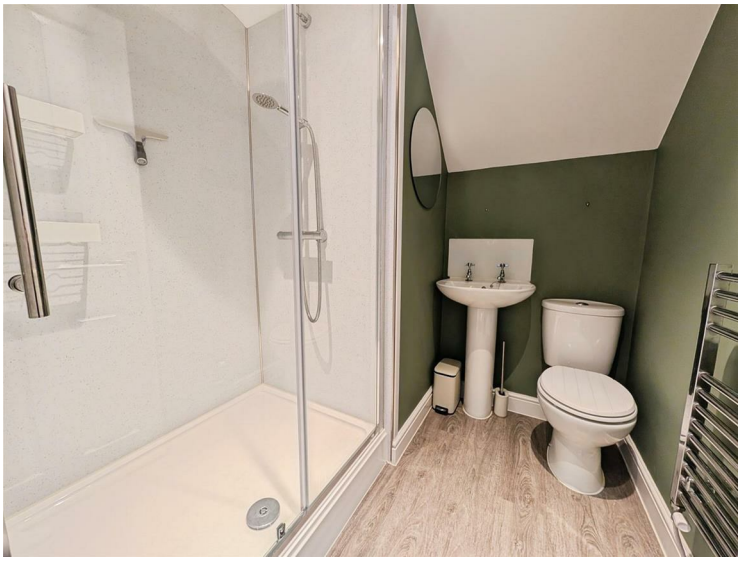
## Bedroom One





With windows to the front and rear aspect, a door to the en suite and a range of fitted wardrobes and matching bedside tables. There is loft access and further storage in the eaves.

## En Suite



Fitted with a low level WC, pedestal wash basin and a shower enclosure. Heated towel rail/radiator.

## Outside





The enclosed and low maintenance rear garden is laid to a paved finish with gated access which leads to the driveway and 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
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Carlton Estates are an independent and family run estate agency specialising in the local market, having a reputation for quality, service and customer care.
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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.
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* REALISTIC valuations based on local market knowledge
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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.

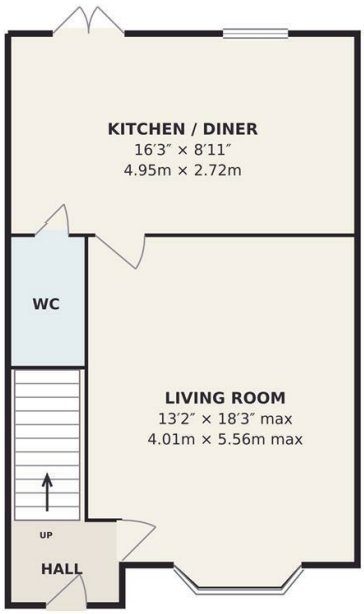
**Opening Hours**

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

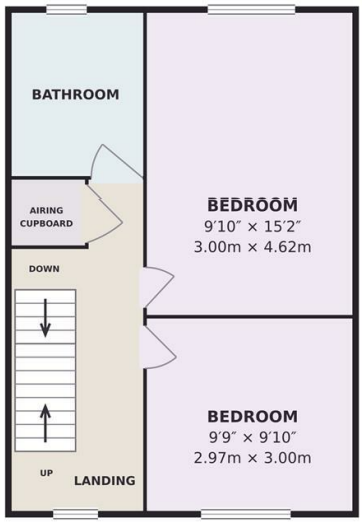


## FLOOR PLAN

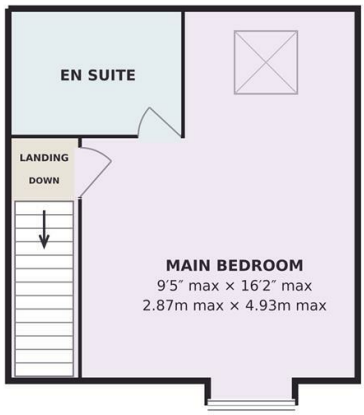
GROUND FLOOR




FIRST FLOOR

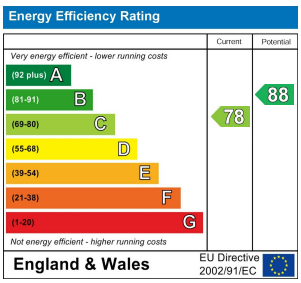


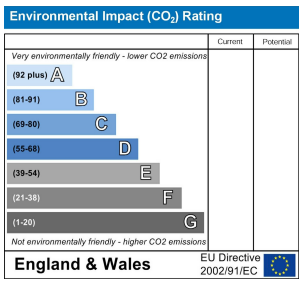

SECOND FLOOR




Not to scale. Measurements are approximate and should be verified.




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