



4 Evans Avenue, Leicester, LE9 6AE

£264,950

This BEAUTIFULLY presented family home sits on a modern development, in the ever popular South Leicestershire village of Broughton Astley. The accommodation, which has been maintained to an EXCELLENT STANDARD by the current vendors, briefly comprises: Entrance hallway, OPEN PLAN living / dining / kitchen, Ground floor w/c. First Floor: Three GOOD SIZED bedrooms, an EN SUITE and a Family bathroom. Outside: LANDSCAPED rear garden and Driveway parking.

Entrance Hallway

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

Open Plan Living / Dining / Kitchen

With windows to the front and rear aspects, and double opening French doors to the garden. This large room has ample space for family sized dining and living furniture, and has a modern fitted kitchen which includes a range of eye level and base level storage units with work surfaces over and tiled splashbacks. There is a fitted electric oven with a gas hob and extractor hood over, together with space / plumbing for a washing machine and an intergeal fridge / freezer, and dishwasher.

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.

Bedroom One

With a window to the rear aspect, door to the en suite, radiator.

En Suite

Fitted with a low level w/c, wash basin and a walk in shower cubicle. Heated towel rail / radiator.

Bedroom Two

With a window to the front aspect, radiator.

Bedroom Three

With a window to the rear aspect, radiator.

Family Bathroom

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

Outside

The generous landscaped rear garden is laid to a combination of turf and a paved patio with raised beds.
To the side of the property is 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.

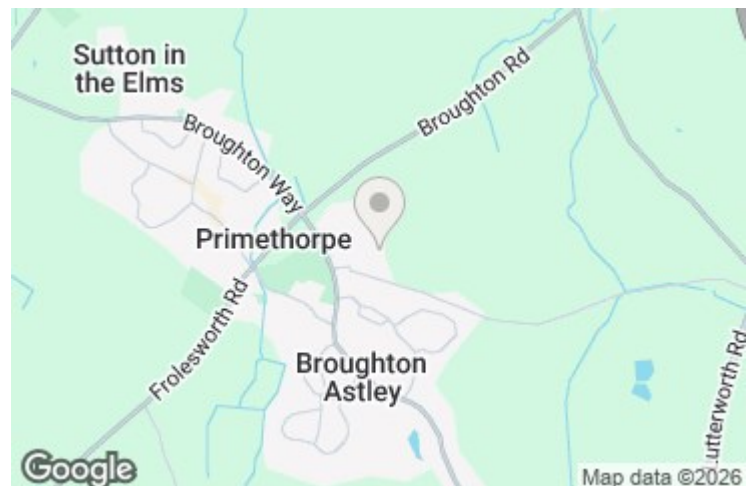
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(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.

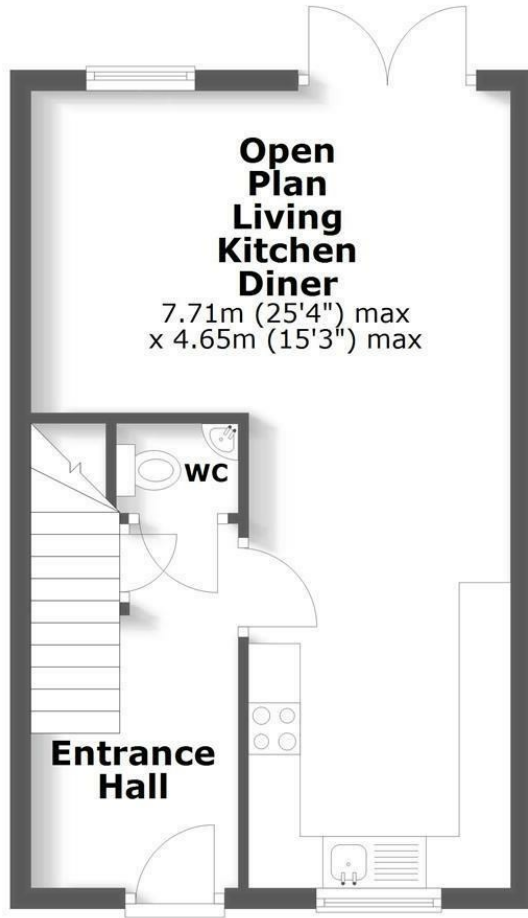
Opening Hours

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



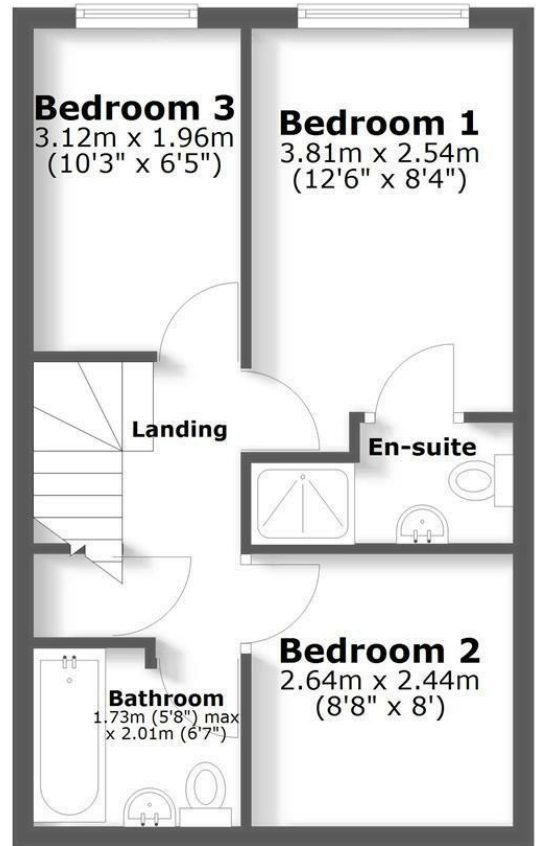
Ground Floor

Approx. 35.8 sq. metres (385.9 sq. feet)



First Floor

Approx. 31.8 sq. metres (342.4 sq. feet)



Total area: approx. 67.7 sq. metres (728.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B			83
(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	