



**14 Brookes Avenue, Leicester, LE9 3GJ**

**£260,000**

**NO CHAIN** - This property, whilst in need of some general updating, sits within the highly sought after South Leicestershire Village of Croft, and benefits from enviable countryside views! The spacious accommodation briefly comprises: Entrance hallway, Living / Dining room, Kitchen, Three good sized bedrooms and a Bathroom. Outside: Enclosed rear garden. Garage, Carport and Driveway parking. **MUST BE SEEN!**

## Entrance Hallway



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

## Living/Dining Room



With dual aspect windows, and a feature fireplace with a brick surround.

## Kitchen



With a window to the rear aspect and a door to outside. Fitted with a range of eye level and base level storage units with worksurfaces over and space / plumbing for a range of kitchen appliances.

## Landing

With doors off to all first floor accommodation.

## Bedroom One



With a window to the front aspect.

## Bedroom Two



With a window to the rear aspect.

## Bedroom Three



With a window to the front aspect.

## From Above



## Outside



The generous rear garden is laid largely to lawn with surrounding borders and a paved patio area. There is a detached garage and a covered car port to the side.

To the front there 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.

## Bathroom



With a window to the rear aspect, fitted with a wash basin and a bath with a shower over and glass screen.

## Separate Wc



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

## 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.

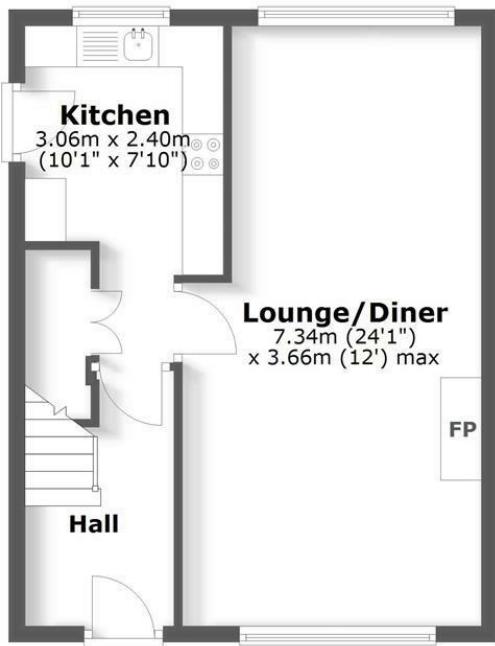
#### **Opening Hours**

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



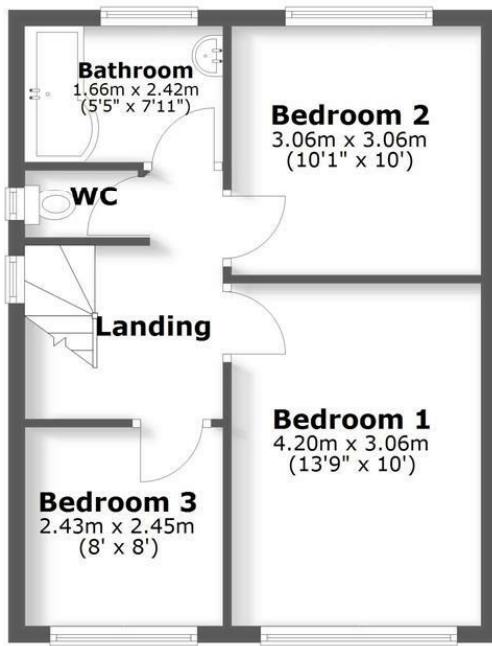
## Ground Floor

Approx. 40.9 sq. metres (440.2 sq. feet)



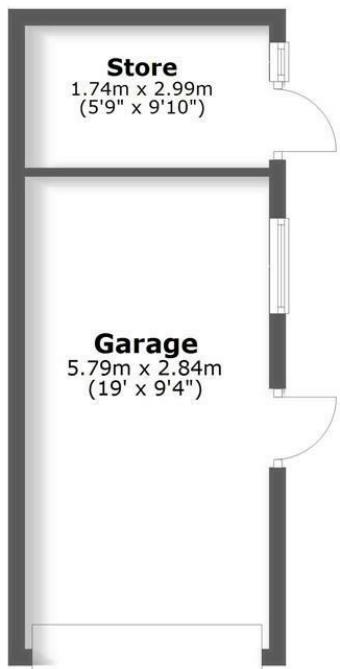
## First Floor

Approx. 41.1 sq. metres (442.6 sq. feet)



## Outbuilding

Approx. 22.0 sq. metres (236.3 sq. feet)



Total area: approx. 104.0 sq. metres (1119.2 sq. feet)



### 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		
EU Directive 2002/91/EC		
England & Wales		

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		