



45 Leicester Road, Leicester, LE8 5QU

£219,950

An attractive and well presented end terraced property situated within the ever popular Village of Countesthorpe. The accommodation, which has been very well maintained by the current vendor, briefly comprises: Entrance, Kitchen, Large living / dining room, Two bedrooms, and a Bathroom. Outside: Enclosed low maintenance rear garden, and Driveway parking.

Entrance

Kitchen

With a window to the front aspect and stairs off rising to the first floor.

The kitchen is fitted with a range of eye level and base level storage units with work surfaces over and tiled splashbacks. There is a fitted electric oven and a hob with an extractor over, together with space / plumbing for a range of kitchen appliances. Radiator.

Living / Dining Room

With sliding patio doors to the rear garden, storage cupboard, feature fireplace and a radiator.

First Floor Landing

With doors off to all first floor accommodation.

Bedroom

With a window to the front aspect, storage cupboard, and a radiator.

Bedroom

With a window to the rear aspect, radiator.

Bathroom

Fitted with a low level w/c, pedestal wash basin and a shower enclosure. Radiator.

Outside

The enclosed rear garden is laid largely to a paved finish with a large timber shed.

To the front of the property, 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.

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.

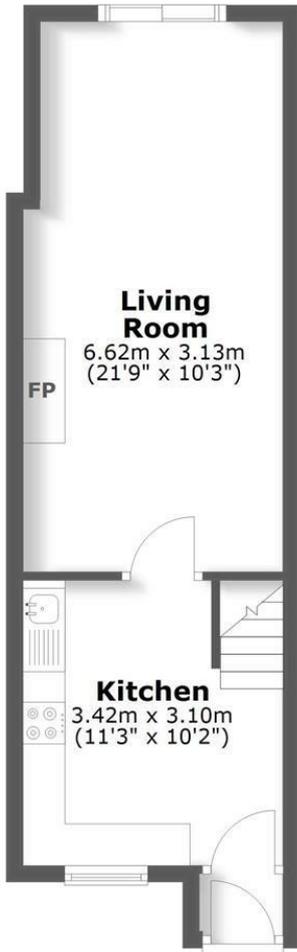
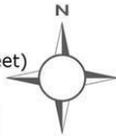
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

Opening Hours

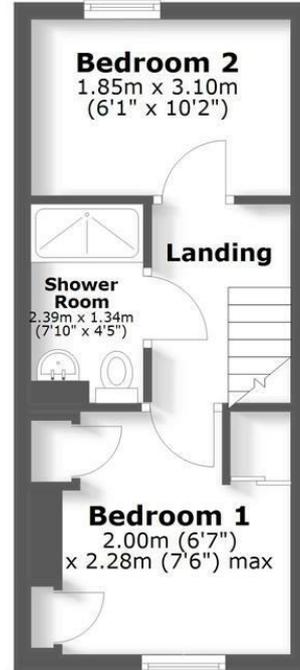
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



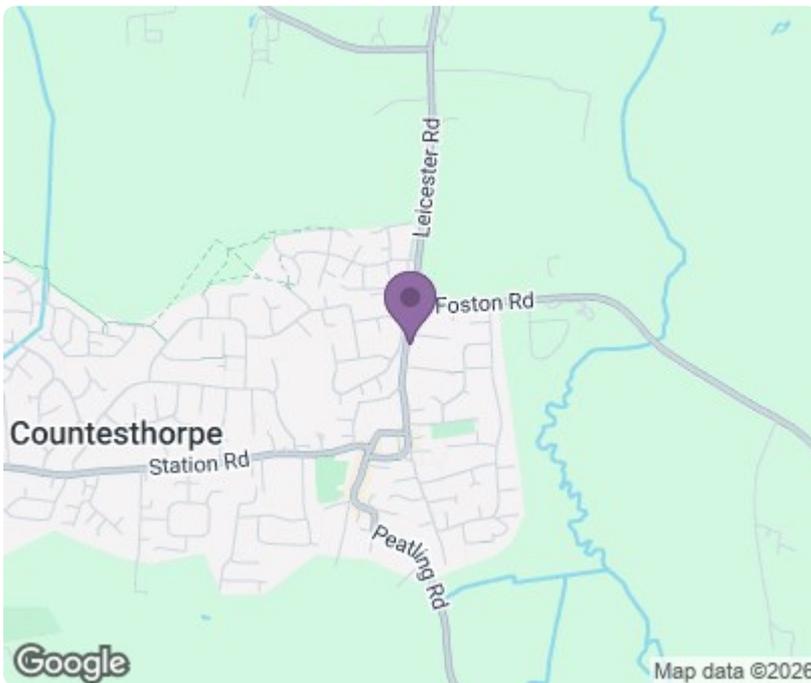
Ground Floor
Approx. 31.8 sq. metres (342.7 sq. feet)



First Floor
Approx. 22.8 sq. metres (245.5 sq. feet)



Total area: approx. 54.6 sq. metres (588.2 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	
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