



Quester Cottage Main Street, Leicester, LE8 5UQ

£289,950

NO CHAIN - A beautifully presented cottage nestled in the picturesque South Leicestershire village of Peatling Magna, Quester Cottage offers an abundance of charm and character throughout.

The accommodation briefly comprises an entrance hall, cosy sitting room, well-appointed dining kitchen, three bedrooms, and a family bathroom.

Outside, the property benefits from a courtyard rear garden, providing a private and low-maintenance outdoor space ideal for relaxing or entertaining.

Situated in a sought-after rural village setting, this charming home combines countryside living with convenient access to nearby towns and transport links.

Dining Kitchen

With stairs off rising to the first floor, a window overlooks the rear courtyard, and a stable door gives access to the outside. The kitchen area is fitted with a range of eye level and base level storage units with work surfaces over, and there is space / plumbing for a range of appliances.

Living Room

With double opening French doors to the rear aspect and a window to the front. Feature fireplace housing a log burning stove, which is available by separate negotiation.

First Floor Landing

With doors off to all first floor accommodation.

Bedroom

With a window to the front aspect.

Bedroom

With a window to the front aspect.

Bedroom

With a window to the rear aspect.

Bathroom

With a window to the rear aspect, fitted with a low level w/c, pedestal wash basin and a bath with shower over.

Outside

A private and low maintenance countryyard laid to a paved finish.

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.

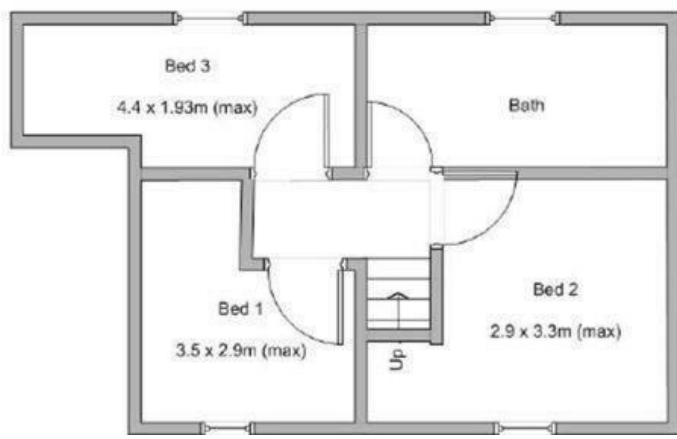
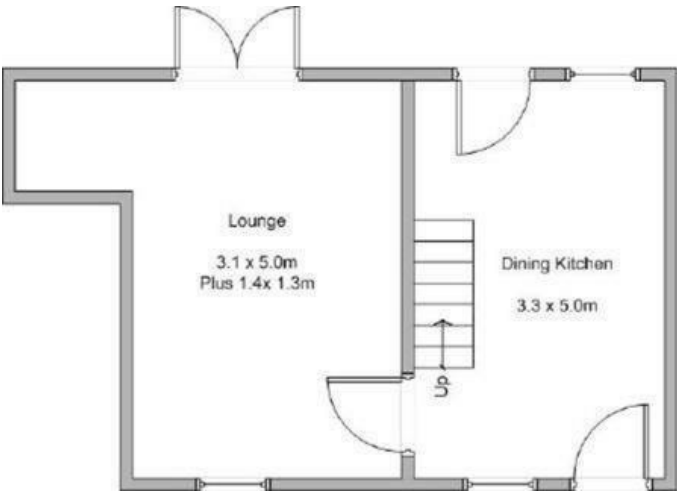
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(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





Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	
(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
Vary 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	