CARLTON ESTATES
8 Station Road Narborough Leicestershire LE19 2HR
0116 284 9636 www.carltonestates.co.uk

> SALES & LETTINGS









39 Abbott Way, Leicester, LE8 6RA

£234,000

60% Shared Ownership – Exceptional Five-Bedroom Family Home with Extensive Living Space

A beautifully presented and significantly extended five-bedroom family home, offered for sale on a 60% shared ownership basis. Immaculately maintained by the current owners, this spacious property provides versatile and well-appointed accommodation arranged over three floors, making it ideal for growing families.

The ground floor comprises a welcoming entrance hallway, a generous living room, a stylish dining kitchen, utility room, bright and airy garden room, and a convenient downstairs WC.

To the first floor are three well-proportioned bedrooms, including a superb principal bedroom with en-suite shower room, together with a modern family bathroom.

The second floor offers two further spacious bedrooms, served by an additional en-suite shower room, creating an ideal space for older children, guests, or home working.

Externally, the property benefits from a private enclosed rear garden, perfect for relaxing and entertaining.

Early viewing is highly recommended to fully appreciate the size, quality, and versatility of accommodation on offer.

Entrance Hallway

Living Room

Dining Kitchen

Utility

Garden Room

Ground Floor Wc

First Floor Landing

Bedroom

En Suite

Bedroom

Bedroom

Bathroom

Second Floor

Bedroom

En Suite

Bedroom

Outside

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.

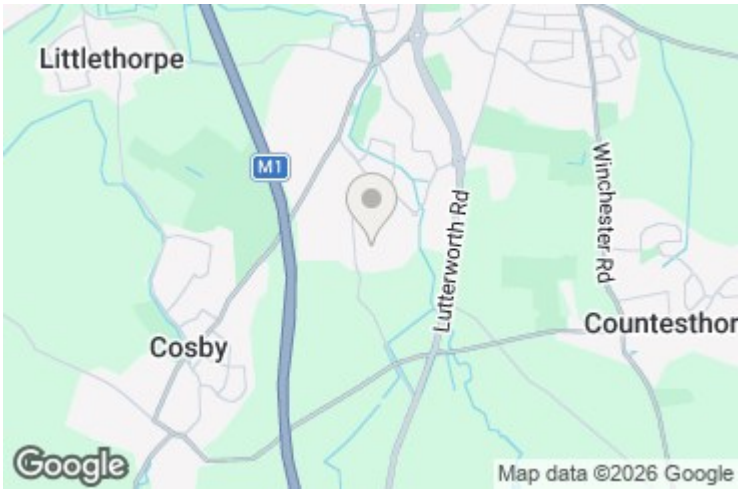
(2) These particulars do not constitute part or all of an offer or contract.

(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.

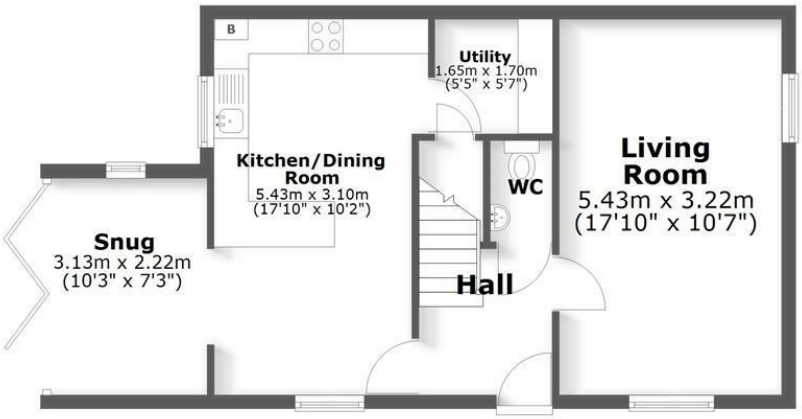
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

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



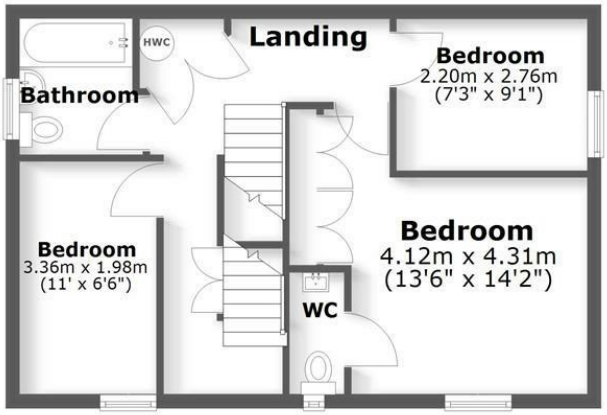
Ground Floor

Approx. 51.9 sq. metres (558.4 sq. feet)



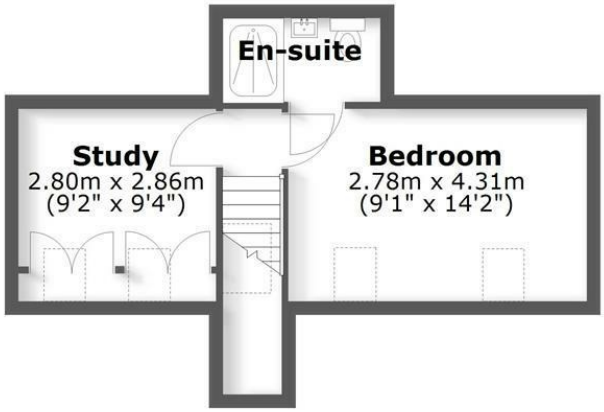
First Floor

Approx. 44.6 sq. metres (480.4 sq. feet)

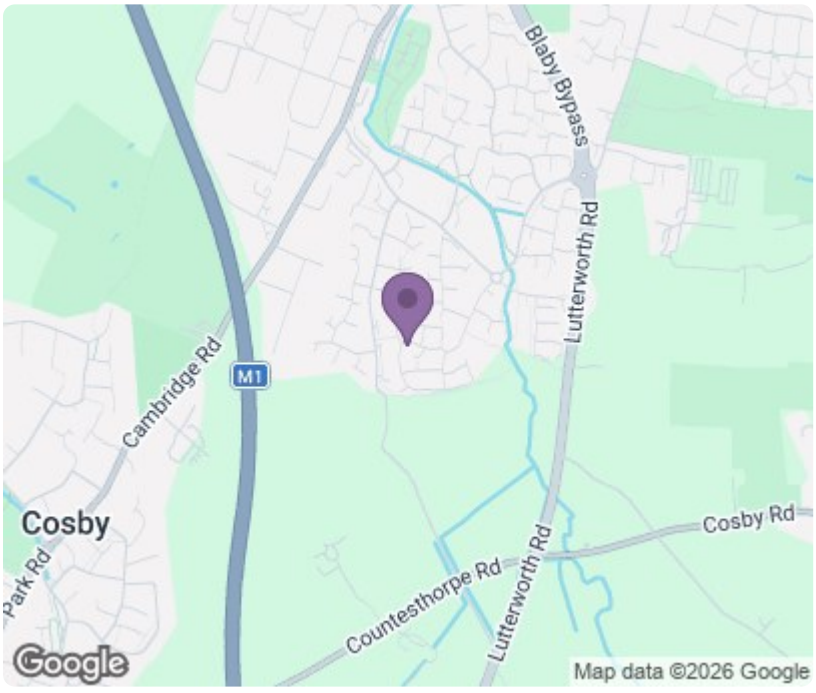


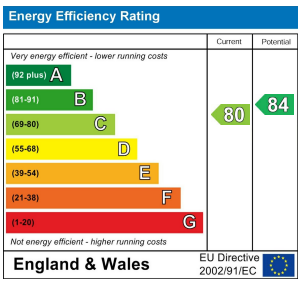
Second Floor

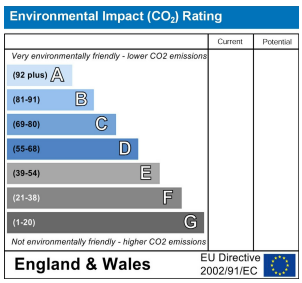
Approx. 27.0 sq. metres (290.7 sq. feet)



Total area: approx. 123.5 sq. metres (1329.5 sq. feet)







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