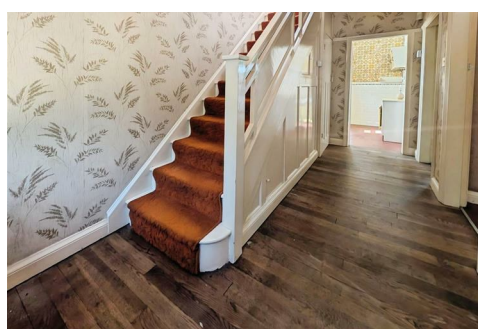




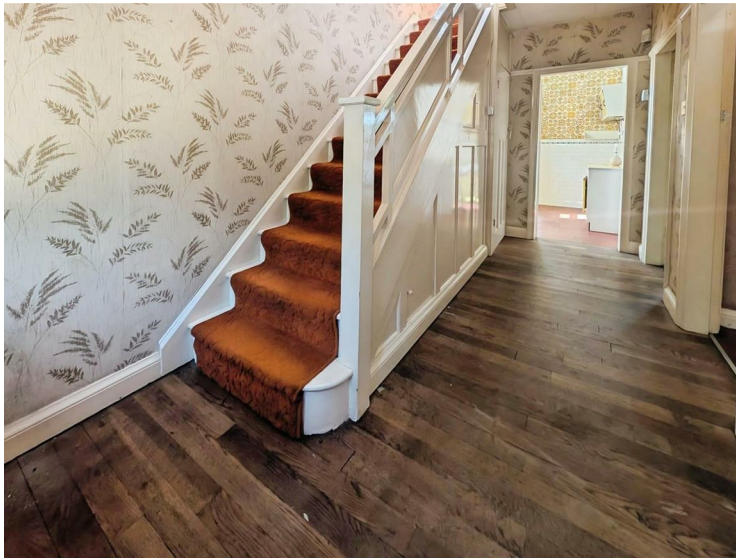
8 Desford Road, Leicester, LE19 2EL

£325,000

This spacious three-bedroom semi-detached property is situated within the highly sought after village of Narborough, offering generous accommodation throughout and excellent potential for modernisation.

The property briefly comprises: Entrance hallway, living room, dining room, kitchen, utility room and WC. First floor: Three well proportioned bedrooms, a family bathroom and separate WC. Outside: The property enjoys a beautifully established rear garden with mature trees, well stocked borders, lawn and patio areas, creating a private and peaceful outdoor space. To the front, a driveway provides off-road parking for one vehicle. Offering fantastic potential in a desirable village location, this property is ideal for buyers looking to create their ideal family home. Must be seen!

Entrance Hallway



With stairs rising to the first floor and doors leading to the lounge, dining room, kitchen and a pantry cupboard under the stairs. Radiator.

Lounge



With a bay window to the front aspect, a fireplace and a radiator.

Dining Room



With patio doors opening to the rear garden, a fireplace and a radiator.

Kitchen



With a window to the side aspect and a door leading to the utility space. The kitchen is fitted with wall and base storage units with space for freestanding appliances. The room offers potential for refurbishment and redesign.

Utility



With a window to the side aspect and doors leading to the downstairs WC and into the rear garden. The space offers fantastic versatility and could be adapted to suit a variety of uses.

WC



With a window to the rear aspect, fitted with a low level WC and wash basin.

Landing



With a window to the side aspect, doors leading to all first floor accommodation and loft access.

Bedroom



With a bay window to the rear aspect, a fireplace and a radiator.

Bedroom



With a window to the front aspect and a radiator.

Bedroom



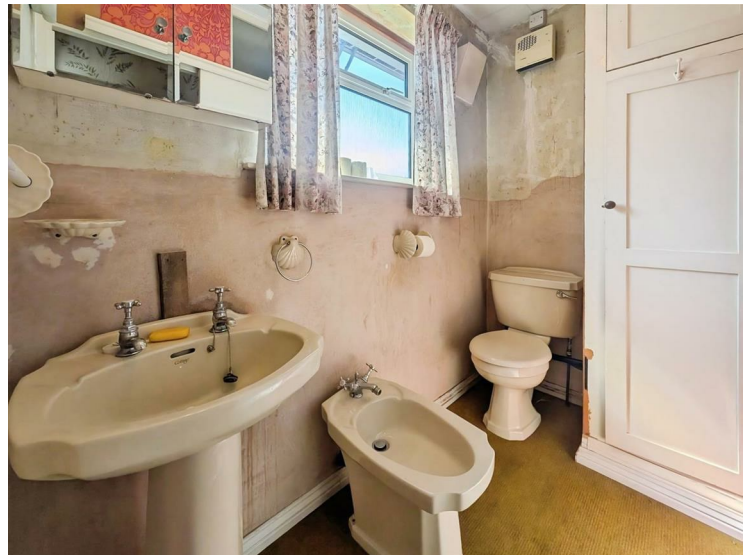
With a bay window to the front aspect, a fireplace and a radiator.

Bathroom



With a window to the rear aspect, fitted with a panel bath and a pedestal wash basin. Radiator.

WC



With a window to the side aspect, fitted with a low level WC, bidet and pedestal wash basin.

Outside



The rear garden is a particular feature of the property, enjoying a generous plot with a well maintained lawn, established flower and shrub borders, mature trees and a paved patio seating area. There is a detached single garage, complemented by an adjoining outbuilding, offering excellent storage or potential use for a workshop or home office.

To the front is a parking area for one car, with mature planting and side access leading to the garage. Please note that the driveway is not wide enough to suit all cars.

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.

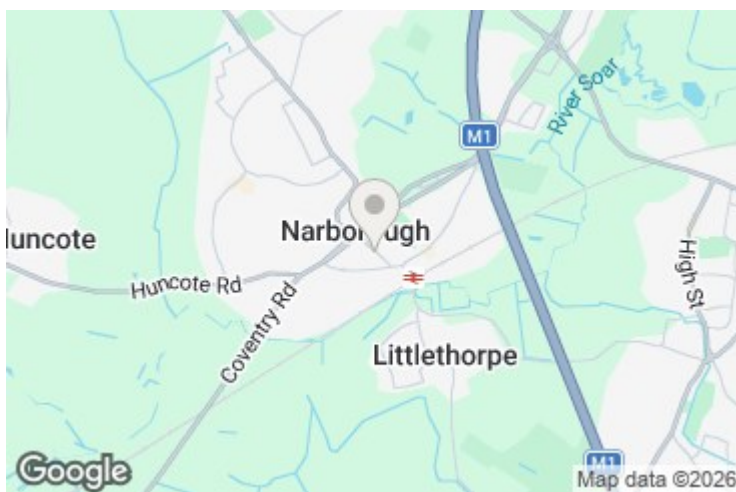
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(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.

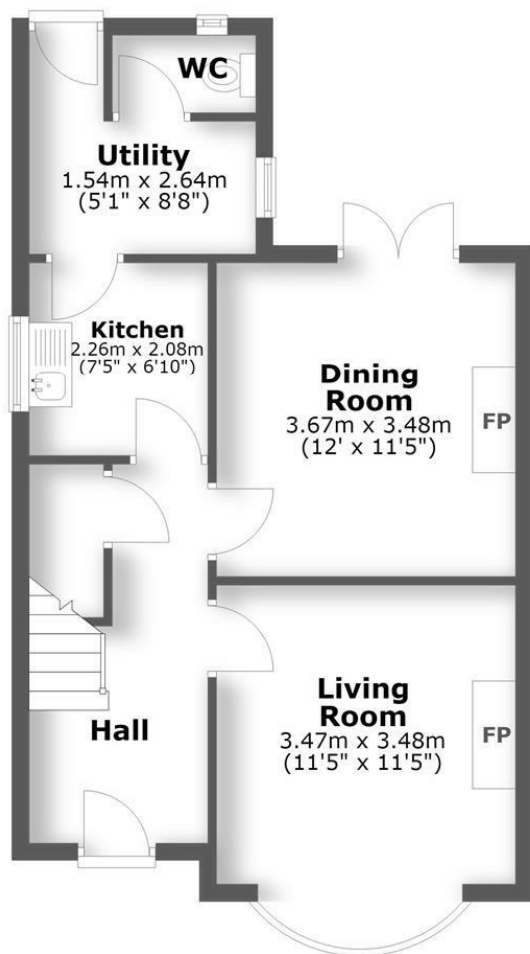
Opening Hours

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



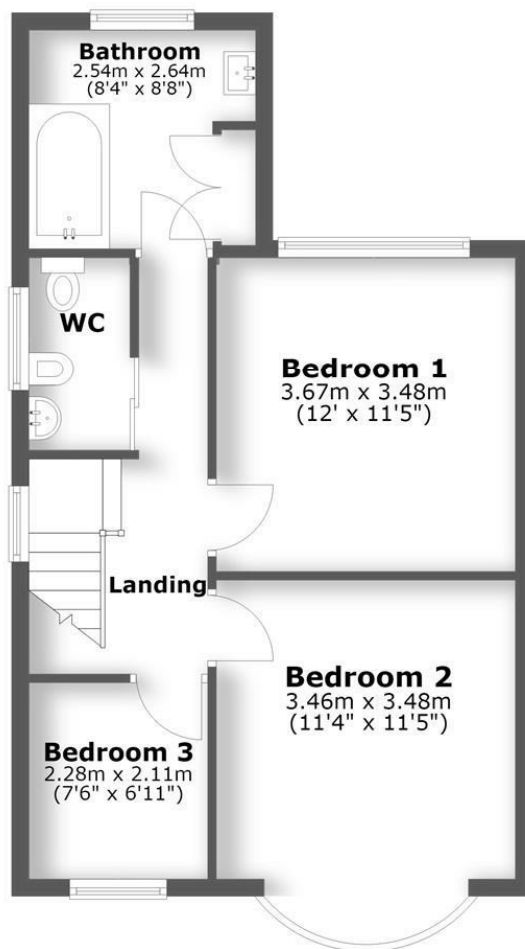
Ground Floor

Approx. 47.2 sq. metres (508.4 sq. feet)

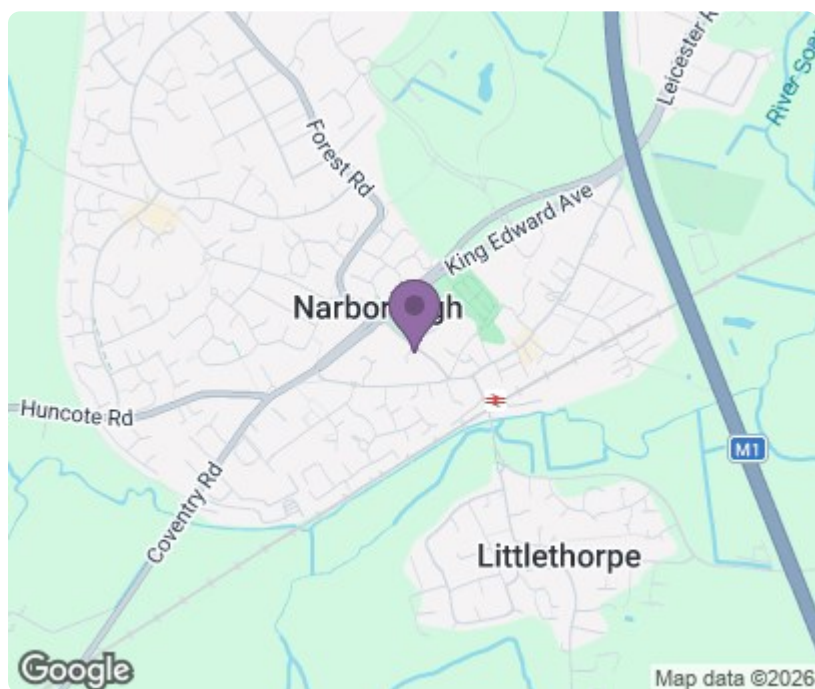


First Floor

Approx. 48.4 sq. metres (521.5 sq. feet)



Total area: approx. 95.7 sq. metres (1029.9 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	