



14 Bingley Road, Leicester, LE19 2HY

£299,950

Having been updated to a superb standard by the current owners, this spacious family home is situated within a quiet cul-de-sac and offers beautifully appointed accommodation.

The property briefly comprises an entrance hallway, living room, open-plan dining kitchen, and conservatory. To the first floor, there are three well-proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from an enclosed rear garden and driveway parking.

Early viewing is highly recommended.

Entrance Hallway



With stairs rising to the first floor, and doors to the lounge and a storage cupboard. Radiator.

Living Room



With a window to the front aspect, an opening to the dining area and a radiator.

Dining Kitchen



A stylish open plan kitchen diner with dual aspect windows to the side and rear and a door leading outside. Fitted with a range of modern base and eye level storage units with complementary work surfaces. There is a fitted electric oven and hob with an extractor hood over and an integrated dishwasher and washing machine, with further space for a fridge freezer.

The dining area has a large picture window and door to the conservatory, creating a bright and sociable space. Radiator.

Conservatory



With a sliding door to the side, leading out into the rear garden.

First Floor Landing

With doors leading to all bedrooms and a family bathroom.

Bedroom One



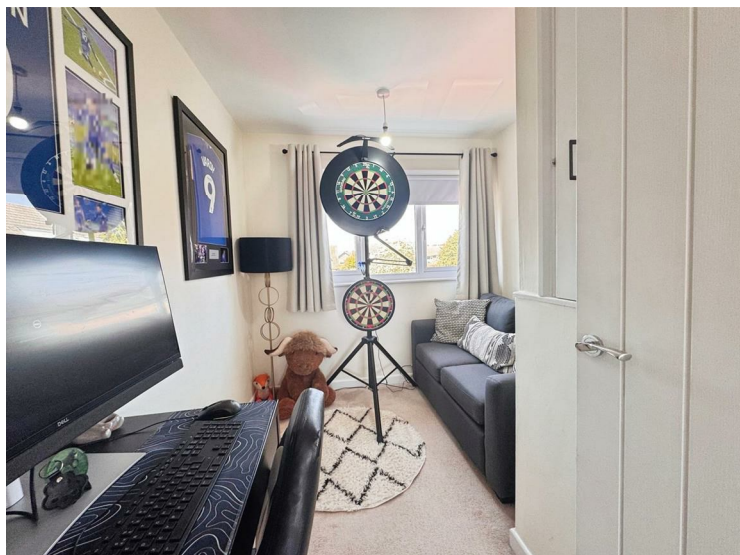
With a window to the front aspect, built in wardrobes and a radiator.

Bedroom Two



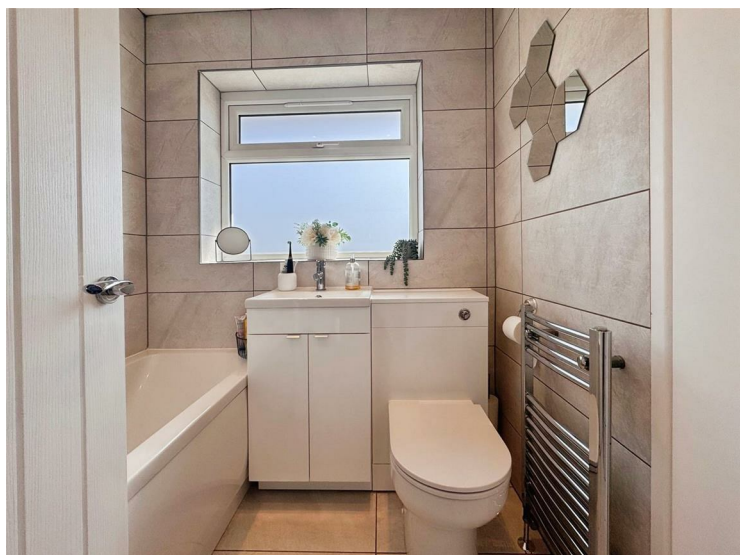
With a window to the rear aspect and a radiator.

Bedroom Three



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

Bathroom



With an obscure window to the rear aspect, fitted with a low level WC, vanity unit with integrated wash basin and a bath with a shower over. Heated towel rail/radiator.

Outside



The rear garden is low maintenance and largely laid to patio, with decorative barked borders, providing an ideal space for outdoor dining and entertaining.

To the front of the property, there is driveway parking and side access leading to the garden and garage.

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.

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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.

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 - * 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.

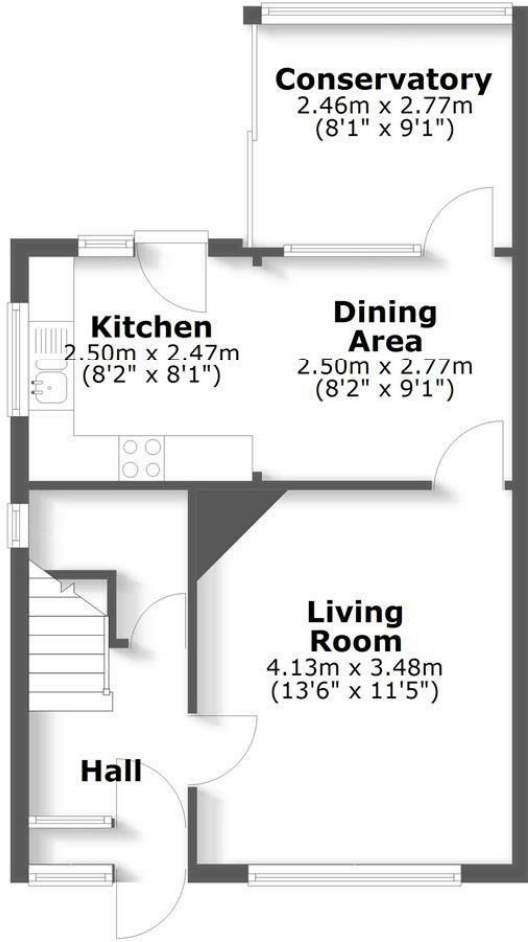
Opening Hours

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



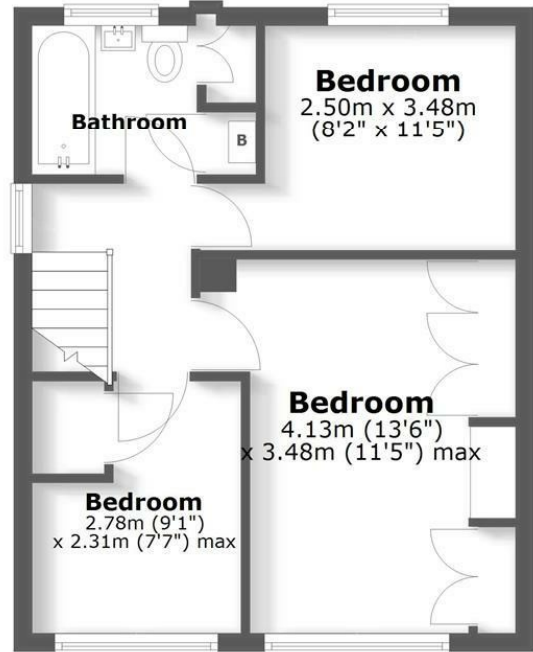
Ground Floor

Approx. 43.0 sq. metres (462.6 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.3 sq. feet)



Total area: approx. 78.9 sq. metres (848.8 sq. feet)



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Vary energy efficient - lower running costs				Vary environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	