



**25 Salisbury Avenue, Leicester, LE9 3EJ**

**£282,500**

A beautifully presented and spacious three bedroomed semi detached family home, situated on a generous plot within a sought after location! The property has accommodation comprising: Entrance hallway, Downstairs WC, Living room, Dining kitchen, Three bedrooms and a Bathroom. Outside: Generous rear garden and Driveway parking!

### Entrance Hallway



With a window to the side aspect, stairs off rising to the first floor and doors to the kitchen, WC and living room. Radiator.

### Living Room



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

### WC

With a window to the side aspect, fitted with a low level wc and a hand wash basin.

### Dining Kitchen



With a window to the rear aspect and double opening French doors to the rear garden.

The kitchen has been refitted with a modern range of eye level and base level storage units with work surfaces over and tiled splashbacks. The is space for Range style cooker with an extractor hood over, and space for a fridge / freezer. Radiator.

### Additional Image



### Additional Image



**Additional Image**



**Bedroom**



**First Floor Landing**



With two windows to the rear aspect, and a radiator.

**Bedroom**



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

With a window to the front aspect, radiator.

**Bedroom**



**Bathroom**



With two windows to the front aspect, and a radiator.

With windows to the side and rear aspect, fitted with a low level w/c, wash basin with storage under, a walk-in shower enclosure and a panelled bath. Heated towel rail / radiator.

## Outside



The enclosed and generous rear garden is laid largely to lawn with planted surrounding borders, a paved patio, and a brick-built outhouse.

To the front of the property is driveway parking.

### Additional Image



### Additional Image



### 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](http://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.

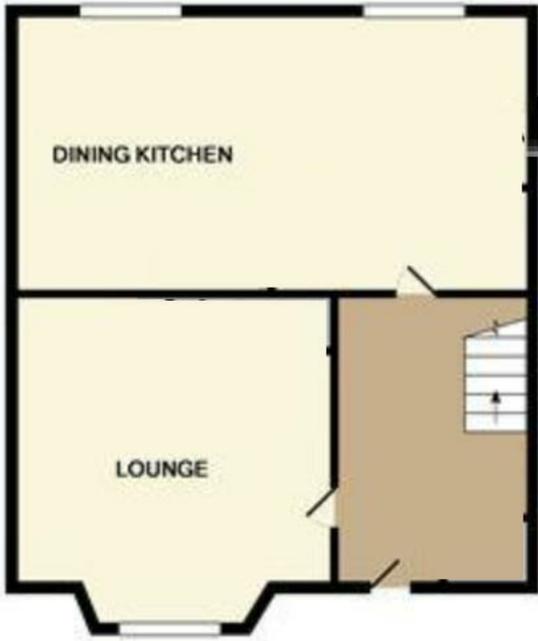
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(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.

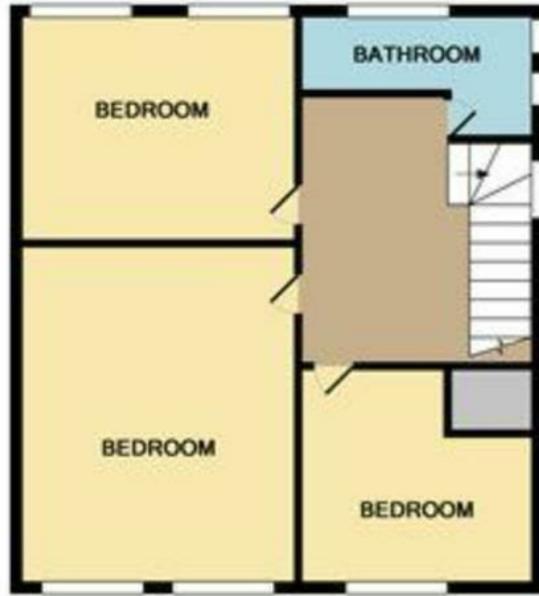
### Opening Hours

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





GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	