



**104 The Pastures, Leicester, LE19 3FY**

**£289,950**

A BEAUTIFULLY PRESENTED AND EXTENDED SEMI DETACHED HOME ON THE EVER POPULAR 'PASTURES' DEVELOPMENT IN NARBOROUGH. This home, which has been maintained to an EXCELLENT standard by the current vendors, has WELL APPOINTED accommodation briefly comprising: Entrance hallway, Living / dining room, Breakfast kitcehn, Conservatory, Three bedrooms and a Modern bathroom. Outside: Generous rear garden, Driveway and a GARAGE.



### Entrance Hallway

Entered via a Upvc front door, with a door to the living room.

### Living Room



This large room, which has ample space for family sized dining and living furniture, has windows to the front and side aspects, stairs rising to the first floor, a feature fireplace and an opening to the breakfast kitchen.

### Additional Image



### Additional Image



### Additional Image



### Breakfast Kitchen



The kitchen area has a window to the rear aspect, and is fitted with a modern range of eye level and base level storage units with work surfaces over, along with a range of premium brand fitted and integral appliances. The breakfast area creates a continuation of the kitchen with a further range of fitted units, collectively forming an excellent hosting area!



**Additional Image**



**Bedroom One**



**Additional Image**



With a window to the front aspect and built in mirrored sliding wardrobes.

**Additional Image**



**Conservatory**



Of block, brick and Upvc construction, this room provides a further versatile living space, with double opening doors to the rear garden.

**First Floor Landing**

With doors leading to all first floor accommodation.

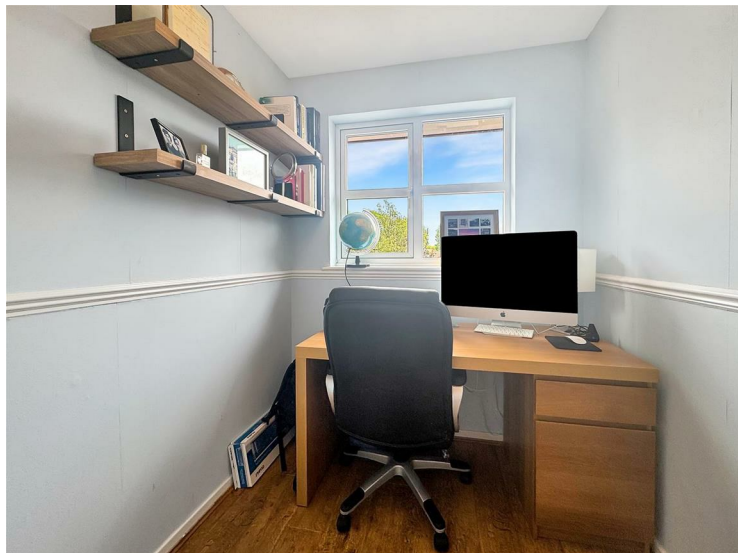
**Bedroom Two**



With a window to the rear aspect.



### Bedroom Three



With a window to the rear aspect.

### Family Bathroom



With a window to the side aspect, fitted with a low level wc, pedestal wash basin with storage under and a bath with shower over and glass screen. Heated towel rail and a storage cupboard which houses the recently installed combination boiler.

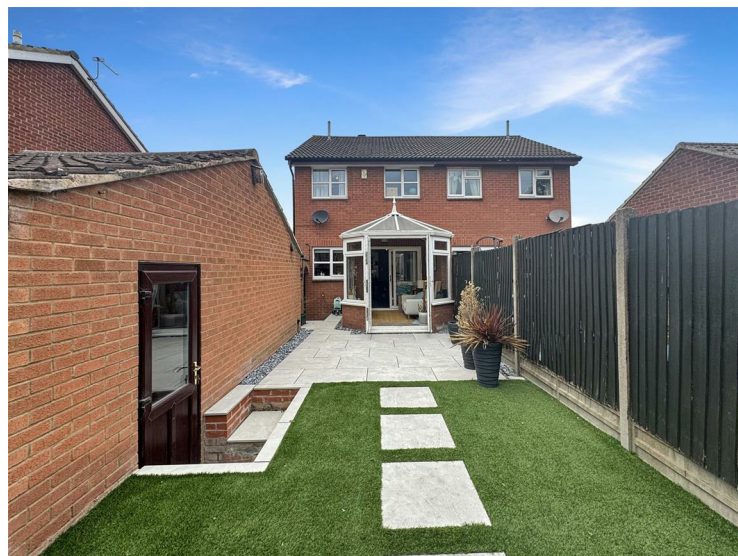
### Outside



The rear garden is a particular feature of this property. Generous in size and low maintenance being laid largely to artificial turf with partial surrounding borders, a raised planter, a paved patio area and a raised area of timber decking. Additionally there is a timber pergola, ideal for alfresco dining!

To the front of the property is driveway parking leading to the garage.

### Additional Image

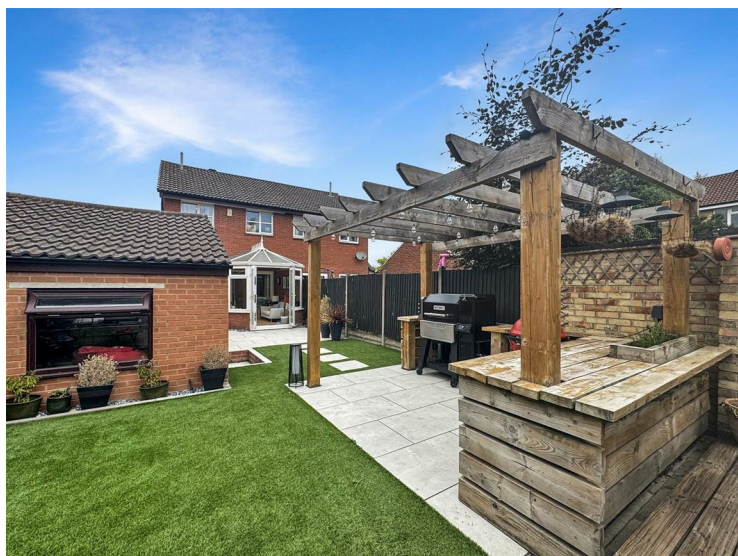




#### Additional Image



#### 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.

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  - \* 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.

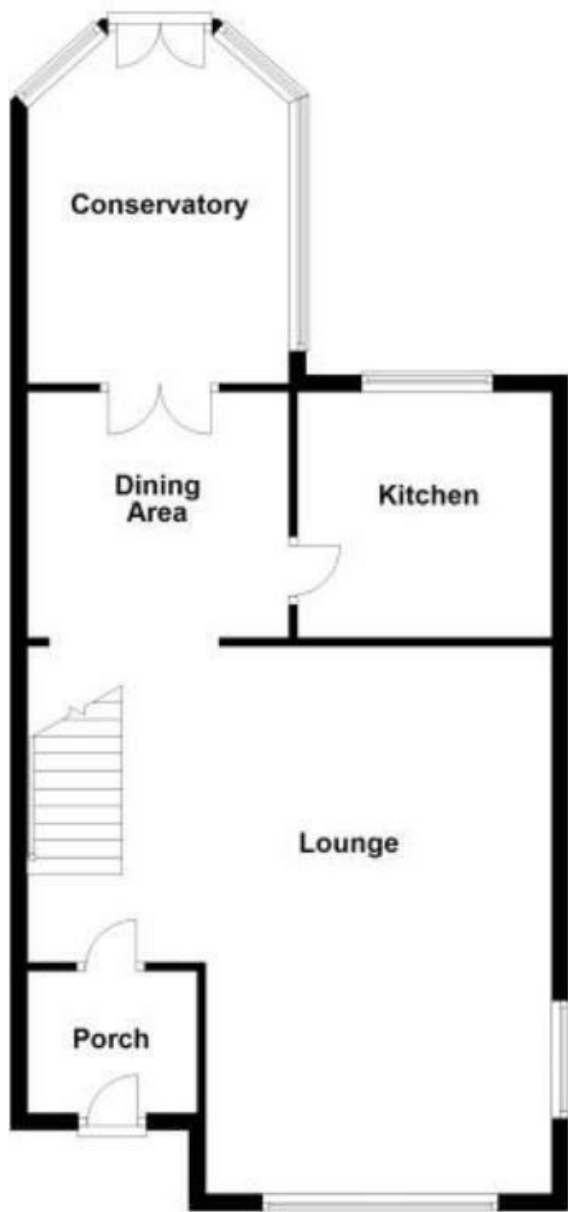
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

#### Opening Hours

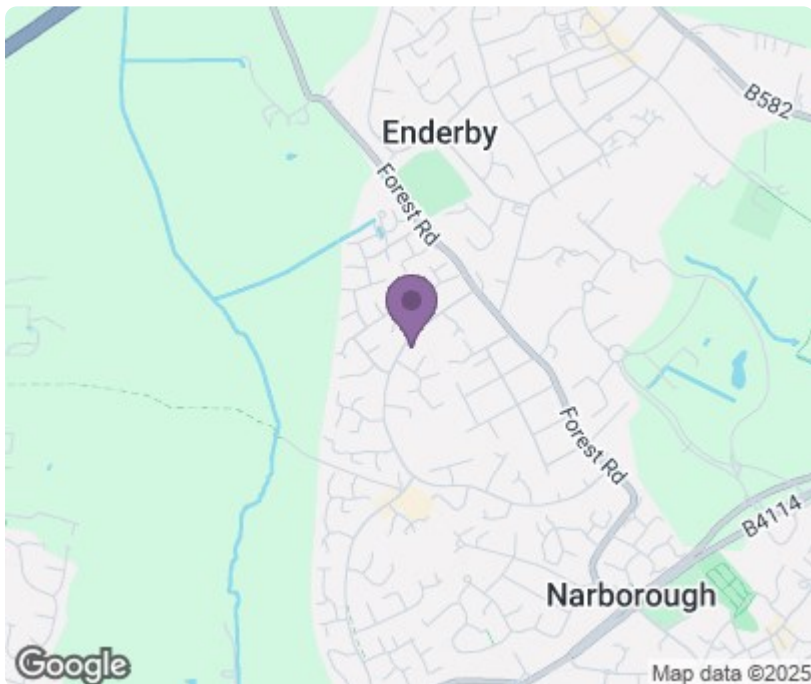
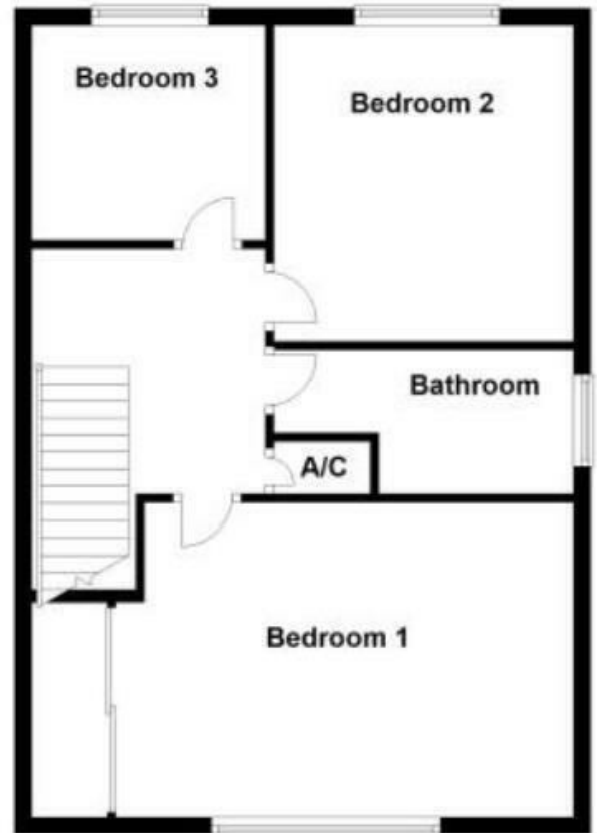
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



## Ground Floor



## First Floor



Energy Efficiency Rating	
Current	Potential
Very 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>85</b> <b>70</b>
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very 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	
England & Wales EU Directive 2002/91/EC	