



26 Bala Road, Leicester, LE9 3GF

£389,950

NO CHAIN - Whilst in need of general updating, this large detached family home offers **MASSES OF POTENTIAL!** The spacious and well cared for accommodation briefly comprises: Entrance hallway, Large living room with a separate sitting area, Dining room, Breakfast kitchen, Utility, Ground floor w/c. First Floor: Four good sized bedrooms, a Shower room and a Family bathroom. Outside: Enclosed, South facing and private rear garden, Driveway parking and a Double garage. **MUST BE SEEN!**

Entrance Hallway



With stairs off rising to the first floor, doors to the Living room, Dining room and W/c. Radiator.

Additional Sitting Area



With sliding patio doors to outside, an opening to the dining room and a radiator.

Living Room



This large room has a window to the front aspect, feature fireplace. Door to the dining room and an additional sitting area. Radiator.

Dining Room



With a further set of doors to outside, door to the kitchen and a radiator.

Additional Image



Kitchen



With a window to the rear aspect, fitted with a range of storage units with space / plumbing for a range of kitchen appliances. Radiator.

Utility

With a door to outside.

Ground Floor Wc

First Floor Landing



With a window to the front aspect and doors off to all first floor accommodation.

Bedroom



With a window to the front aspect, fitted wardrobes with sliding mirrored doors. Radiator.

Bedroom



With a window to the rear aspect, radiator.

Shower Room



Shared between two bedrooms, there is an inset wash basin and shower enclosure.

Bedroom



With a window to the rear aspect, radiator.

Bedroom



With a window to the rear aspect, radiator.

Bathroom



With a window to the side aspect, fitted with a low level w/c, wash basin and a bath.

Outside



The enclosed and South Facing rear garden is laid largely to lawn with mature surrounding borders, together with a patio area.

To the front of the property is a further planted area, driveway parking and access to the garage.

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

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.

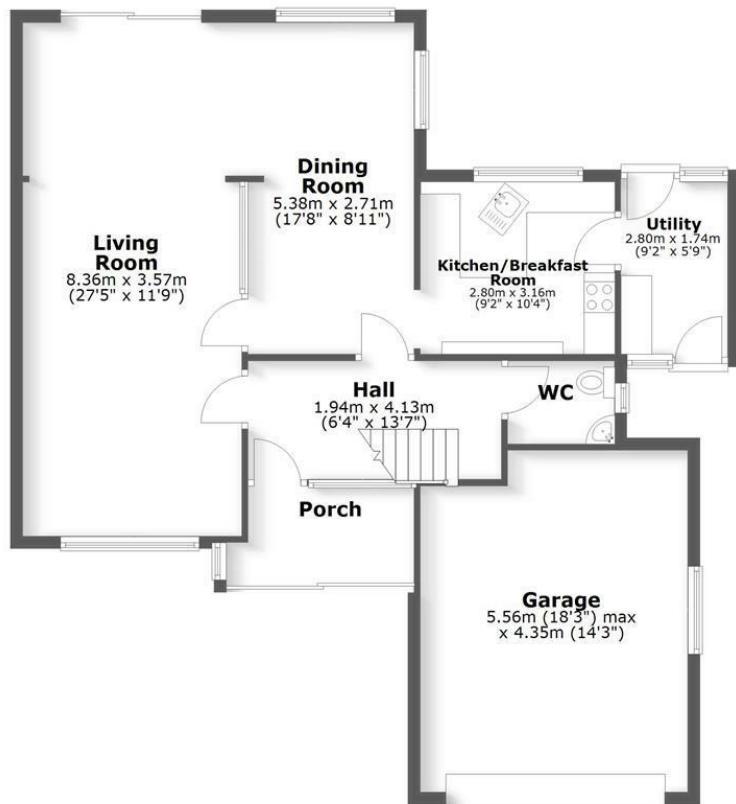
Opening Hours

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



Ground Floor

Approx. 99.2 sq. metres (1067.7 sq. feet)



First Floor

Approx. 74.3 sq. metres (800.3 sq. feet)



Total area: approx. 173.5 sq. metres (1867.9 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		68	75
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	

Carlton Estates
8 Station Road
Narborough
Leicestershire
LE19 2HR

T. 0116 284 9636
E. sales@carltonestates.co.uk

Carlton Estates (Narborough) Ltd. Registered in England No 5146293

www.carltonestates.co.uk