CARLTON ESTATES
8 Station Road Narborough Leicestershire LE19 2HR
0116 284 9636 www.carltonestates.co.uk

> SALES & LETTINGS









14A Stewart Avenue, Leicester, LE19 4LN

£499,000

Situated on a highly regarded and sought-after road in the ever-popular South Leicestershire village of Enderby, this deceptively spacious and significantly extended family home has been maintained to an excellent standard by the current vendors.

The accommodation briefly comprises: entrance hallway, living room, open-plan dining kitchen, conservatory, additional sitting room/playroom, utility room and ground-floor W/C. To the first floor are four double bedrooms, two with en-suite facilities, and a family bathroom.

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

Hallway



With stairs rising to the first floor and doors leading to the lounge and snug.

Lounge





With a bay window to the front aspect and a door leading to the kitchen diner.

Snug/Second reception room



With a window to the front aspect and a door to the utility.

Kitchen Diner







Fitted with a range of gloss wall and base units with contrasting wood-effect work surfaces and tiled splashbacks. Space for a range-style cooker with extractor above and an American-style fridge freezer. A generous breakfast bar provides additional seating, with space for dining furniture or a seating area. With a window to the rear aspect and openings into the utility room and conservatory, which is currently used as a dining area.

Utility



Fitted with gloss wall and base units with wood-effect work surfaces and tiled splash backs. With space and plumbing for a washing machine and dishwasher and an opening to a further storage area and WC, and a door to outside.

Landing



With doors leading off to all first floor accommodation.

Master bedroom




With a window to the front aspect, walk in wardrobes and a door to the en suite. Additionally there is a wall mounted air con unit.

En Suite




With a window to the rear aspect, fitted with a low level w/c, shower enclosure and an inset wash basin with storage under.

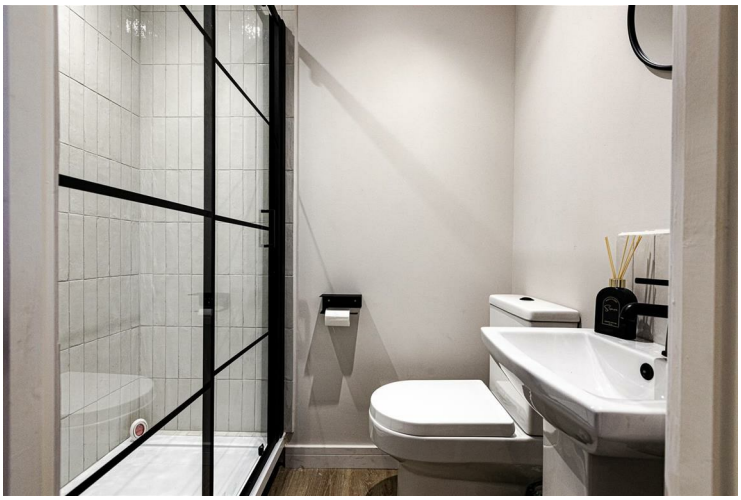
Bedroom Two





With a window to the rear aspect and a door to the en suite.

En Suite



Fitted with a low level w/c, wash basin and shower enclosure.

Bedroom Three



With a window to the front aspect.

Bedroom Four

With the window to the front aspect.

Bathroom



With a window to the rear aspect, fitted with a low level w/c, wash basin with storage under and a bath with shower over and glass screen.

Outside





The private rear garden is laid largely to lawn with mature and well stocked surroudning borders, together with a raised area of timber decking.
The front of the property has a generously sized driveway.

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
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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.

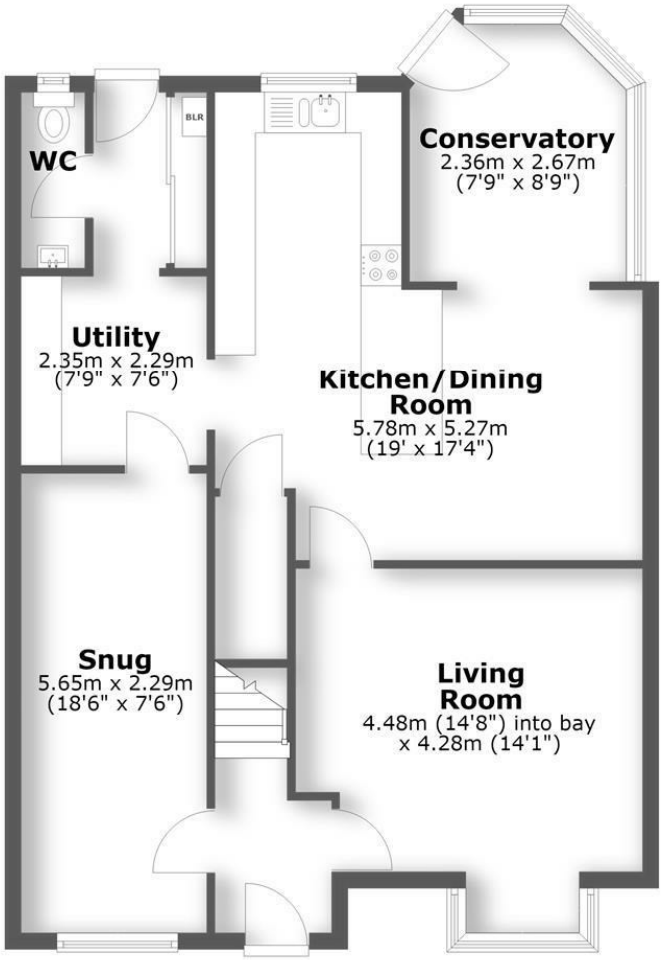
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

Opening Hours

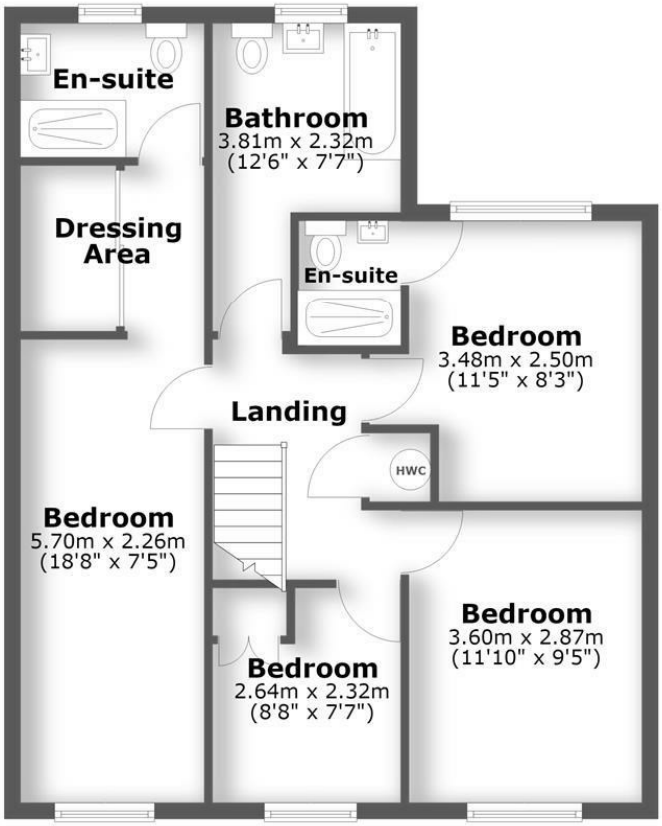
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



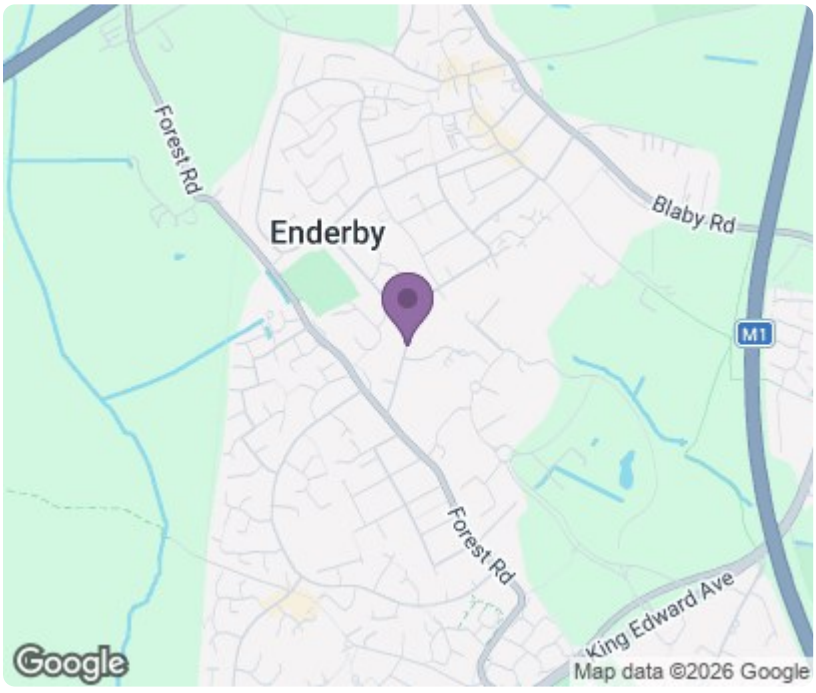
Ground Floor
Approx. 78.7 sq. metres (846.9 sq. feet)

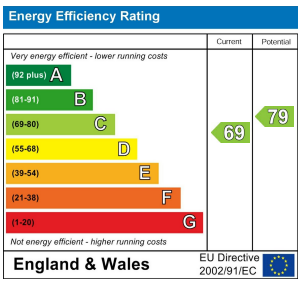


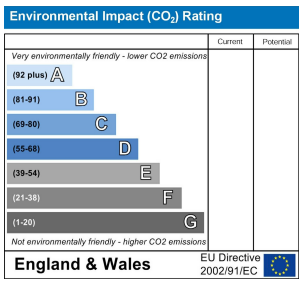
First Floor
Approx. 66.4 sq. metres (714.5 sq. feet)



Total area: approx. 145.1 sq. metres (1561.5 sq. feet)







Carlton Estates
8 Station Road
Narborough
Leicestershire
LE19 2HR

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

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