



12 Primrose Close, Leicester, LE19 3FW

£380,000

NO CHAIN!! This well-positioned two-bedroom bungalow sits within a generous, private plot, offering fantastic potential to modernise and extend (subject to planning permission). The accommodation briefly comprises: porch, entrance hallway, bathroom, two bedrooms (one with an en-suite), a spacious lounge with dining area, kitchen, and utility room. Externally, the property benefits from a wrap-around garden which is private and not overlooked. To the front, there is a driveway leading to a detached single garage.

Porch

With obscure glass panes and a door leading to the hallway.

Entrance Hallway



With doors leading off to all accommodation, loft access and a door to an airing cupboard. Radiator.

Living Room



With windows to the side and rear aspect and patio doors leading to the garden. The lounge is fitted with an electric fire and two radiators.

Kitchen



With a window to the front aspect and a door to the utility. The kitchen is fitted with a range of wall and base storage units with worksurfaces over. The kitchen is fitted with a gas hob with extractor over and has space/plumbing for an under-counter fridge/freezer and dishwasher. There is a wall mounted boiler and a radiator.

Utility

The utility extension has space/plumbing for a washing machine, further worktop space and a radiator. There is a door leading outside and a window to the rear aspect.

Bedroom One



With a bay window to the front aspect, fitted wardrobes and a radiator.

Bedroom Two



With a window to the rear aspect, a door to the en suite and built in sliding wardrobes.

Ensuite



With a window to the side aspect, fitted with a low level wc, pedestal wash basin and a walk in shower enclosure. Radiator.

Bathroom



With a window to the front aspect, fitted with a low level wc, pedestal wash basin and a bath with a shower over and a screen. Radiator.

Outside



There is a generous wrap-around garden with is laid to lawn with mature borders and with a paved patio area.

To the front there is a large driveway providing off road parking for numerous vehicles along with access to a detached 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.

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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.

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

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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.

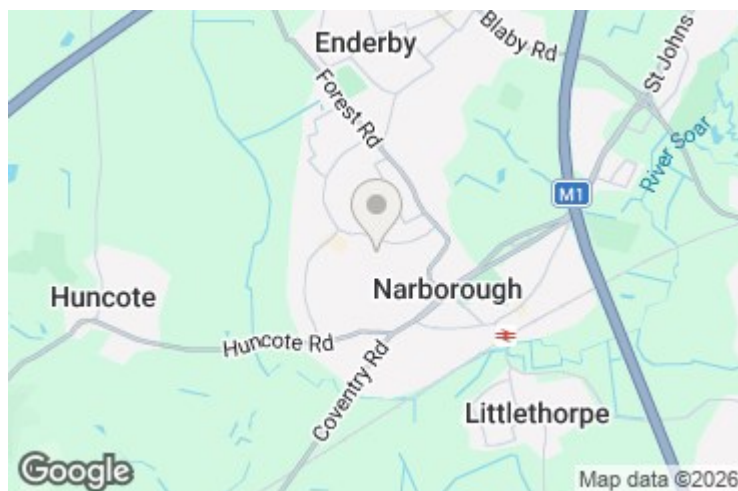
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(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

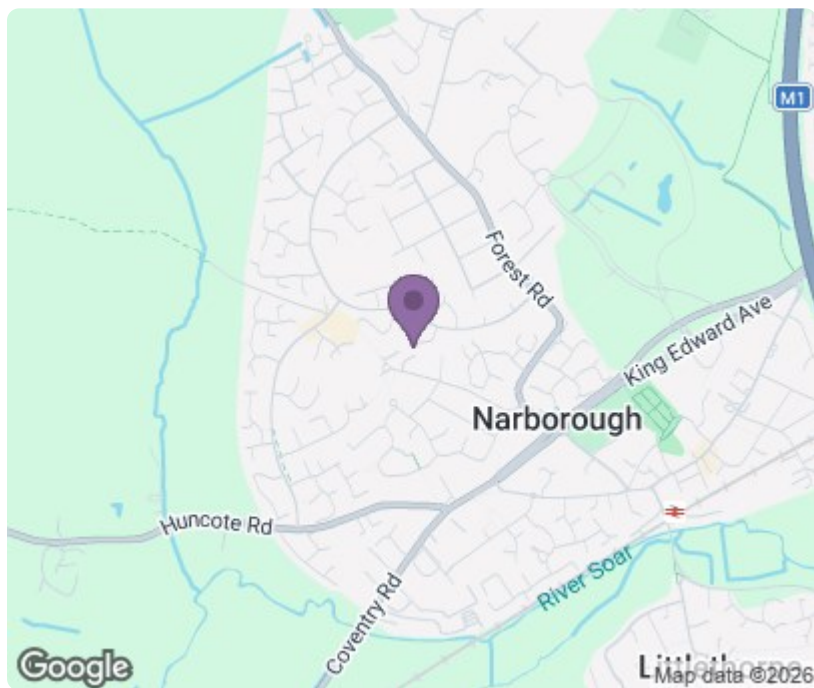


Ground Floor

Approx. 95.1 sq. metres (1024.2 sq. feet)



Total area: approx. 95.1 sq. metres (1024.2 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	