



**18 Beechwood Road, , LE19 2HZ**

**£399,950**

Situated within a quiet cul de sac, this deceptively spacious and **RECENTLY RENOVATED** detached bungalow sits on a generous plot and has **BEAUTIFULLY** appointed accommodation, briefly comprising: Porch, Shower Room, Large living room, Dining room, Kitchen, Three good sized bedroom, and a Bathroom. Outside: A generous and private plot, a large detached garage, and a driveway.

## Porch

## Hallway

With doors leading to the living room and shower room. Radiator.

## Living Room



With windows to the front and side aspect, and a door leading to the inner hallway. There is a feature fireplace and a radiator.

## Kitchen



With a window to the side aspect and an opening to the dining room. The Kitchen is newly renovated and is fitted with a range of wall and base storage units with worksurfaces over. There is an integrated fridge freezer and an electric oven with hob and extractor over. There is space/plumbing for a washing machine and tumble dryer.

## Dining Room



With patio doors leading outside and a door to Bedroom three. Radiator.

## Shower Room



With windows to the front aspect, fitted with a low level WC, wash basin with storage under and a walk in shower enclosure.

## Bedroom One



With a window to the rear aspect, a storage cupboard and a radiator.

## Bedroom Two



With a window to the rear aspect, radiator.

## Bedroom Three



With a window to the rear aspect and door to the dining room. Radiator.

## Bathroom



The bathroom is fitted with a low level WC, a hand wash basin with storage under and an L shaped bath with a shower fitted over and a shower screen.

## Outside



The enclosed and private rear garden is laid mainly to lawn with a paved patio area.

Gated access is available to the side of the property and access is also available to the rear of the garage. The garage has power inside and an electric roller door.

To the front of the property is driveway parking and a further area of lawn.

## 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.

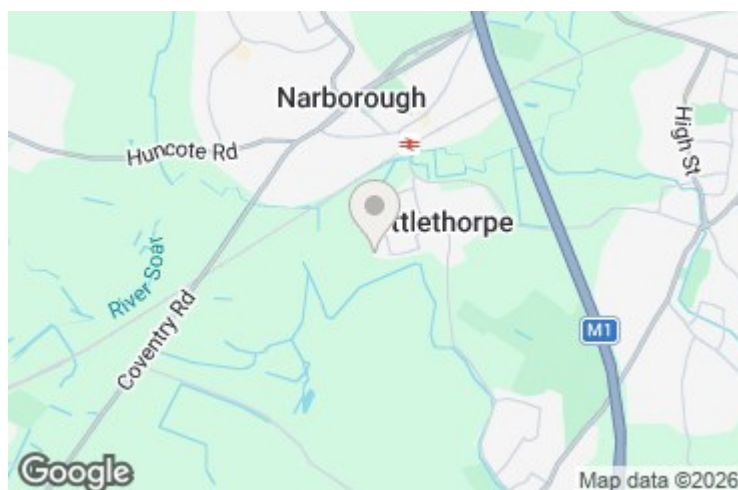
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(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.

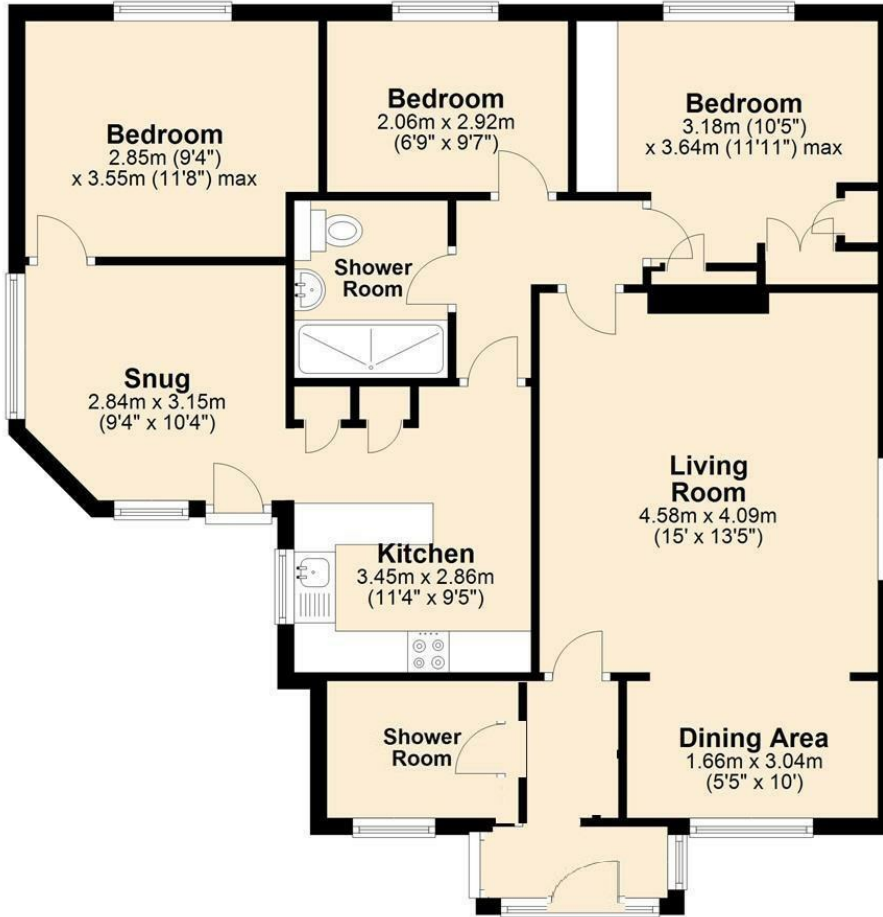
## Opening Hours

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



## Ground Floor

Approx. 87.6 sq. metres (942.9 sq. feet)



Total area: approx. 87.6 sq. metres (942.9 sq. feet)

This Floor Plan and the Measurements are a guide Only.  
Plan produced using PlanUp.



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>			
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(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	