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

SALES & LETTINGS









33 Cosby Road, Leicester, LE19 2HG

£295,000

Situated in the highly sought-after South Leicestershire village of Littlethorpe, this beautifully presented and exceptionally well-maintained family home offers a wonderful blend of character, charm, and modern living.

Maintained to an exceptional standard by the current vendors, the property has been finished to an excellent standard throughout and provides deceptively spacious accommodation comprising: Elegant sitting room, and a stunning open-plan dining kitchen, perfect for both everyday family life and entertaining.

To the first floor are two generous bedrooms and a stylish, well-appointed family bathroom. The second floor has a further double bedroom, complete with a dedicated study area, creating an ideal space for home working or a dressing area.

Outside, the property enjoys a generous, beautifully maintained rear garden, offering an excellent space for relaxing, entertaining, or family enjoyment.

An internal viewing is highly recommended to fully appreciate the quality, character, and space this outstanding home has to offer.

Sitting Room



With a bay window to the front aspect, a feature open grate fireplace, solid flooring which extends to the dining area, and a radiator.

Open Plan Dining Kitchen





The dining area has double opening French doors to outside, built in storage, a feature log burning stove, and a radiator.

Kitchen





With a window to the side aspect and a door giving outside access, the kitchen has been refitted with a range of base level storage units with work surfaces over, a fitted electric oven with a gas hob over and extractor, together with a range of integrated white goods.

Landing

With doors off to all first floor accommodation.

Bedroom





With a window to the front aspect, feature open grate fireplace, radiator.

Bedroom Three



With a window to the rear aspect, feature open grate fireplace, radiator.

Bathroom



With an obscured window to the rear aspect, fitted with a quality suite to include a low level w/c, freestanding bath, pedestal wash basin and a separate walk-in shower cubicle. Heated towel rail / radiator.

Bedroom





Situated on the second floor, with Velux windows to both the front and rear aspects, study / dressing area. Two radiators.

Outside






The enclosed and well maintained rear garden is laid mainly to lawn with well stocked raised borders containing a mixture of flowers, plants and shrubbery, together with a generous paved patio area.

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.

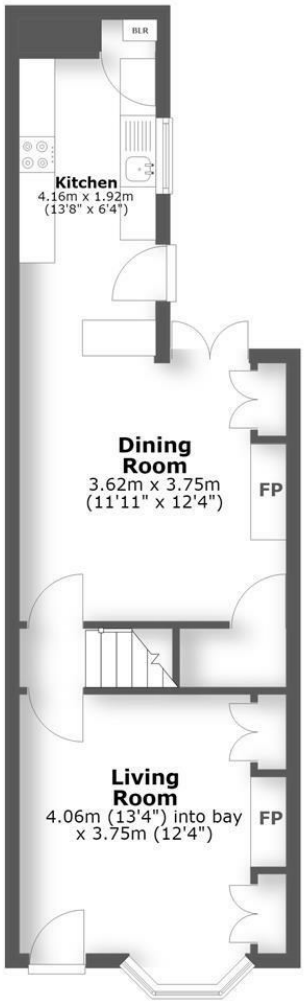
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

Opening Hours

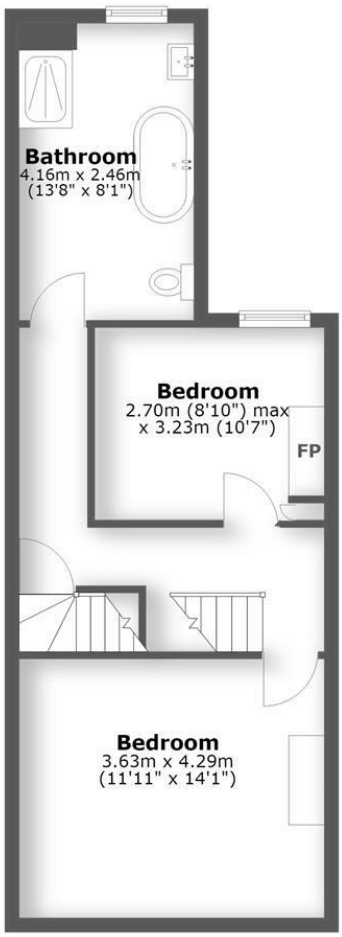
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



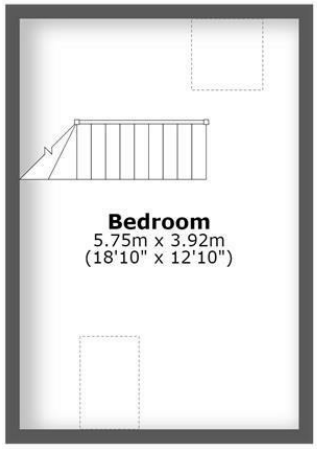
Ground Floor
Approx. 40.4 sq. metres (435.2 sq. feet)



First Floor
Approx. 45.9 sq. metres (494.3 sq. feet)

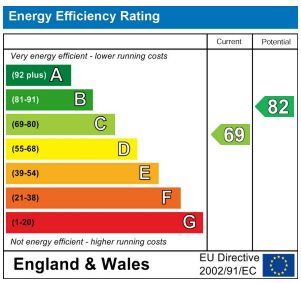


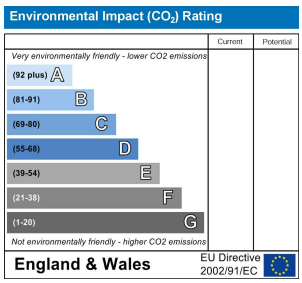
Second Floor
Approx. 22.5 sq. metres (242.5 sq. feet)



Total area: approx. 108.9 sq. metres (1172.0 sq. feet)







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