



4 Linnet Close, Leicester, LE19 2TQ

£399,950

NO CHAIN – Situated in a quiet cul-de-sac, this spacious family home offers well-proportioned accommodation throughout and presents an excellent opportunity for modernisation.

The accommodation briefly comprises: entrance hallway, living room, dining room, snug, utility room, and downstairs WC.

To the first floor are four bedrooms, including a principal bedroom with en-suite, together with a family bathroom.

Outside, the property benefits from a private rear garden, driveway parking, and a double garage.

Entrance Hallway

With doors off to all principal accommodation and stairs rising to the first floor.

Living Room

With a window to the front aspect, a feature fireplace and a door to the dining room.

Dining Room

With double opening French doors to outside.

Kitchen

With a window to the rear aspect and a door to the snug. Fitted with a range of eye level and base level storage units with worksurfaces over, a fitted electric oven, gas hob and an extractor hood over.

Snug

With doors to outside and a door to the utility.

Utility

With doors to the garage and outside. A further range of storage units and space / plumbing for a washing machine and tumble dryer, along with a recently replaced gas boiler.

Wc

Fitted with a low level wc and wash basin.

First Floor

Bedroom One

En Suite

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

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

Outside

Enclosed, private and low maintenance rear garden has various planted areas and a paved patio.
To the front of the property is a generously sized driveway and access to the double 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.

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

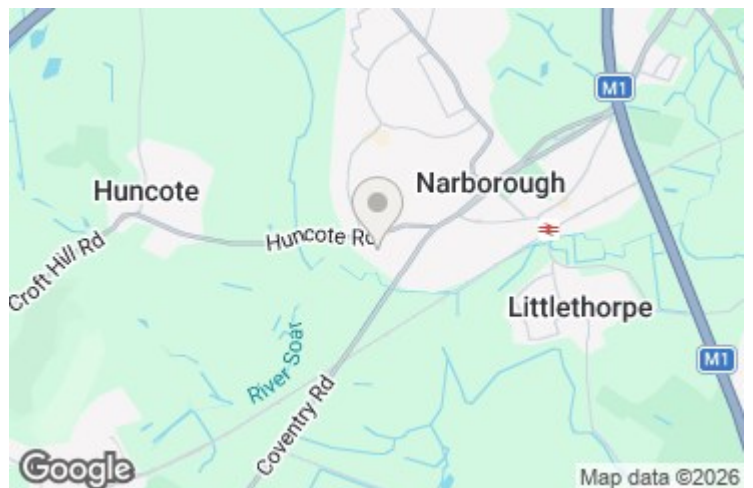
Notes For Purchasers

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.

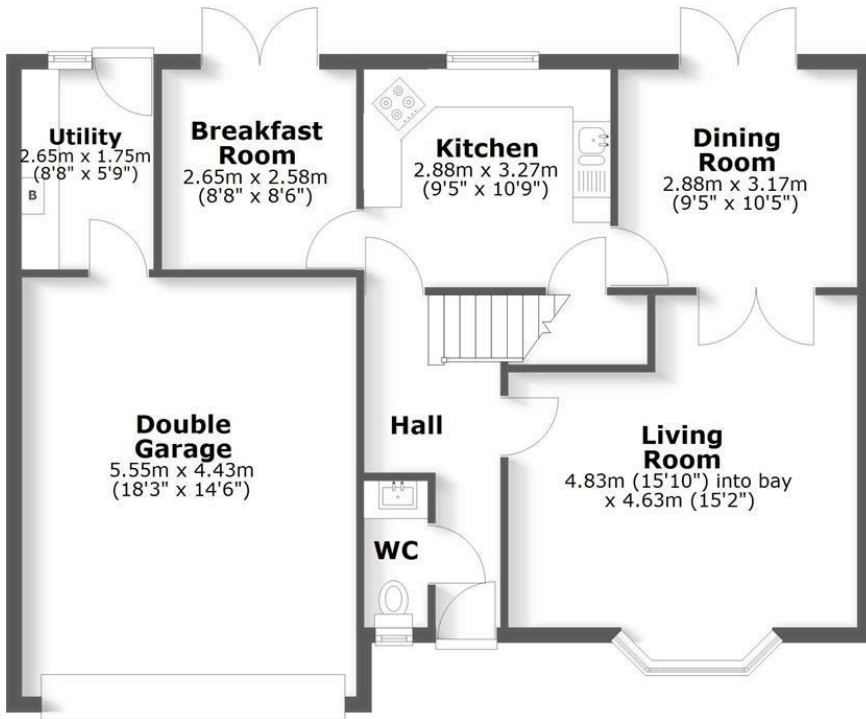
Opening Hours

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



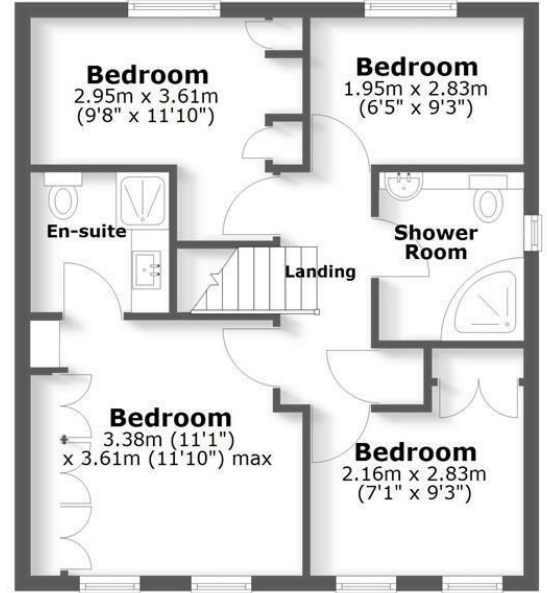
Ground Floor

Approx. 86.0 sq. metres (925.9 sq. feet)

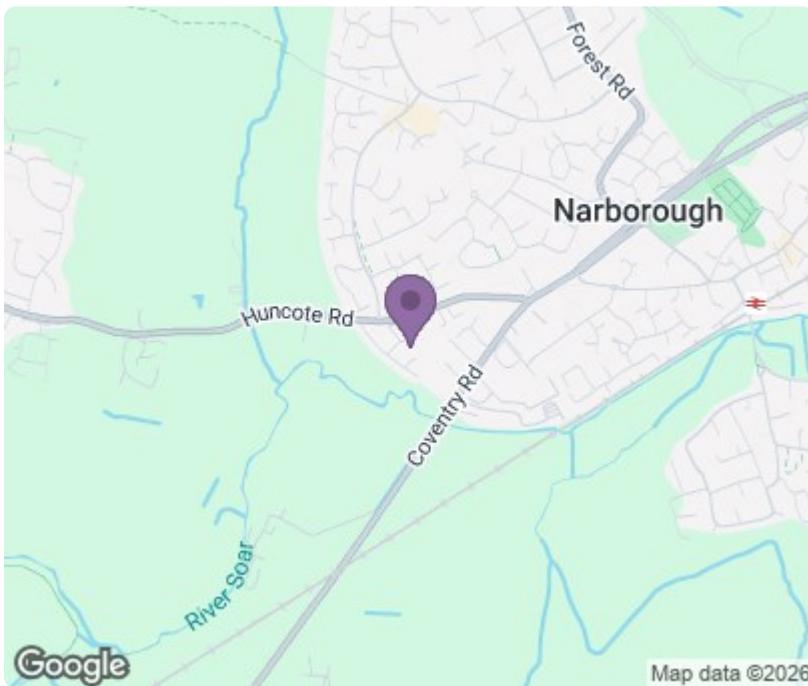


First Floor

Approx. 48.3 sq. metres (519.5 sq. feet)



Total area: approx. 134.3 sq. metres (1445.4 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			
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	