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

SALES & LETTINGS









1 Thurlaston Lane, Leicester, LE9 3HD

£499,950

Offered for sale with NO CHAIN! This spacious five-bedroom detached property offers an opportunity for purchasers seeking a home to renovate and make their own. Requiring modernisation throughout, the property provides generous accommodation with flexibility for family living.

The ground floor comprises an entrance hallway, living room, separate sitting room, dining kitchen, utility room and shower room. To the first floor are five bedrooms, a family bathroom and a separate WC, with access to additional loft storage.

Outside, the property benefits from a spacious driveway providing off-road parking for several vehicles and a rear garden with lawn, established planting and seating areas.

Entrance Hallway



With a staircase rising to the first floor and doors giving access to the lounge, dining kitchen and shower room.

Living Room
16'7" x 11'1" (5.06m x 3.40m)



A generous second reception room with windows to the front aspect, a brick fireplace with tiled hearth and an exposed ceiling beam. Double doors lead through to a further area with glazed doors opening outside.

Sitting Room
14'11" x 20'0" (4.57m x 6.10m)
A spacious reception room with windows to the rear aspect and glazed double doors to the front, providing plenty of natural light, together with a feature wood burner and space for a range of seating furniture.

Dining Kitchen
16'7" x 8'10" / 7'3" x 11'11" (5.06m x 2.71m / 2.23m x 3.65m)





With a window to the front aspect and a large picture window to the rear. Fitted with a range of wall and base units with work surfaces over, tiled splashbacks, space for appliances and an adjoining dining area providing room for a family dining table and chairs.

Utility
Situated off the kitchen, having a window and an external door, providing useful additional space for household appliances and storage. With a further door to a wc.

Shower Room
Comprising a shower, wash hand basin and WC.

First Floor Landing
Giving access to the bedrooms, family bathroom and separate WC.

Bedroom
14'11 x 10'11 (4.55m x 3.33m)



A spacious double bedroom with dual aspect windows and ample room for bedroom furniture. A small door leads to further loft access.

Bedroom
13'06(plus robes) x 9'10 (4.11m(plus robes) x 3.00m)



A further double bedroom with a window to the front aspect, fitted wardrobes and space for additional bedroom furniture.

Bedroom
9'06 x 8'09 (2.90m x 2.67m)



With a dual aspect windows and space for bedroom furniture.

Bedroom
11'01 x 9'10 (3.38m x 3.00m)



With dual aspect windows and space for bedroom furniture.

Bedroom
6'05 x 6'04 (1.96m x 1.93m)



A single bedroom with a window to the rear aspect, also offering potential for use as a home office.

Bathroom
14'6" x 8'4" (4.43m x 2.56m)



With large picture windows to the rear, Comprising a bath, separate shower enclosure, wash hand basin and WC.

Outside






A generous and mature garden which is laid to lawn with established shrubs and trees, together with paved and gravelled areas providing space for outdoor seating.
To the front, a spacious driveway provides off-road parking for several vehicles, with established planting to the boundaries.

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.

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.

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

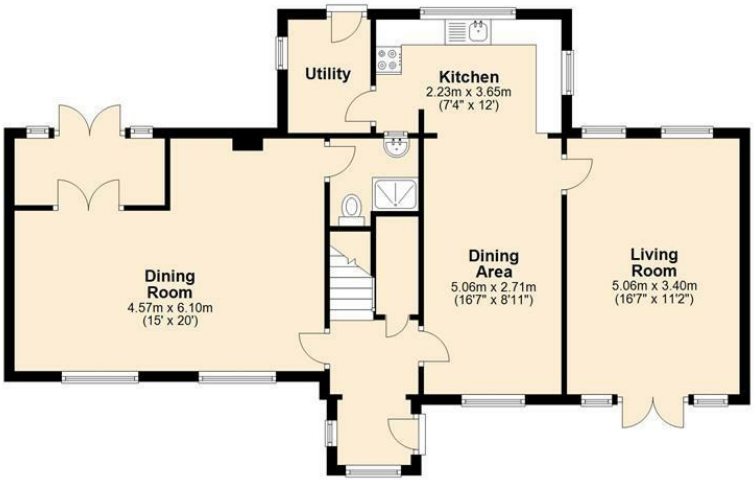
Opening Hours

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



Ground Floor

Approx. 83.7 sq. metres (900.5 sq. feet)



First Floor

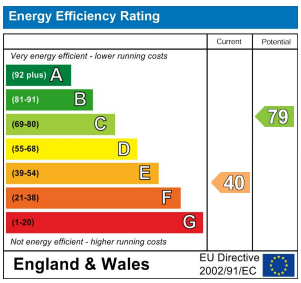
Approx. 76.7 sq. metres (825.6 sq. feet)

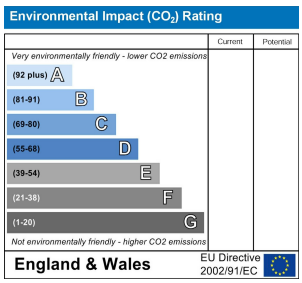


Total area: approx. 160.4 sq. metres (1726.1 sq. feet)

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







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