

24 Spring Gardens The Square, Leicester, LE19 2JH

£260,000

Situated within a quiet and peaceful setting, this deceptively spacious family home has been maintained to an excellent standard by the current vendors. In brief, the accommodation comprises: Entrance hallway, Living room, Dining kitchen, Three good sized bedrooms and a refitted Family bathroom. Outside: Generous enclosed rear garden.

Entrance Hallway



With stairs rising to the first floor, a door to the lounge, wood laminate flooring which continues throughout the downstairs, an under stairs storage cupboard and a radiator.

Bedroom One



With a window to the front aspect and a radiator.

Living Toom



With a window to the front aspect and a radiator.

Bedroom Two



With a window to the rear aspect and a radiator.

Kitchen



With two windows to the rear aspect and an obscure glazed door leading to the rear garden. Fitted with a range of wall and base storage units with rolled edge worksurfaces over and matching upstands. There is space for a range style cooker and there is a fitted extractor over the space. There is further space/plumbing for a fridge, freezer and a washing machine and there is a wall mounted boiler. Radiator.

Landing

With doors off to all first floor accommodation and two storage cupboards.

Bedroom Three



With a window to the front aspect and a radiator.

Bathroom



With an obscure window to the rear aspect, the bathroom has been recently refitted with a quality suite to include a low level WC, inset wash basin with vanity storage under and a panel bath with a glass screen and a rainfall showerhead over.

Outside



The enclosed rear garden is laid largely to patio and lawn. There is side access to the front of the property and an outside store. The front of the property is laid to lawn with a paved pathway. There is a private communal carpark available for residents.

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.

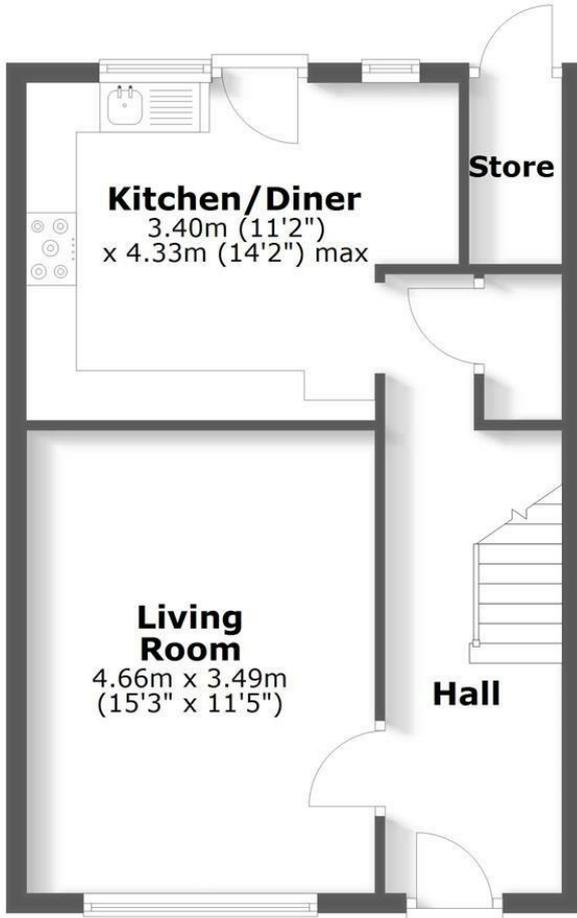
Opening Hours

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



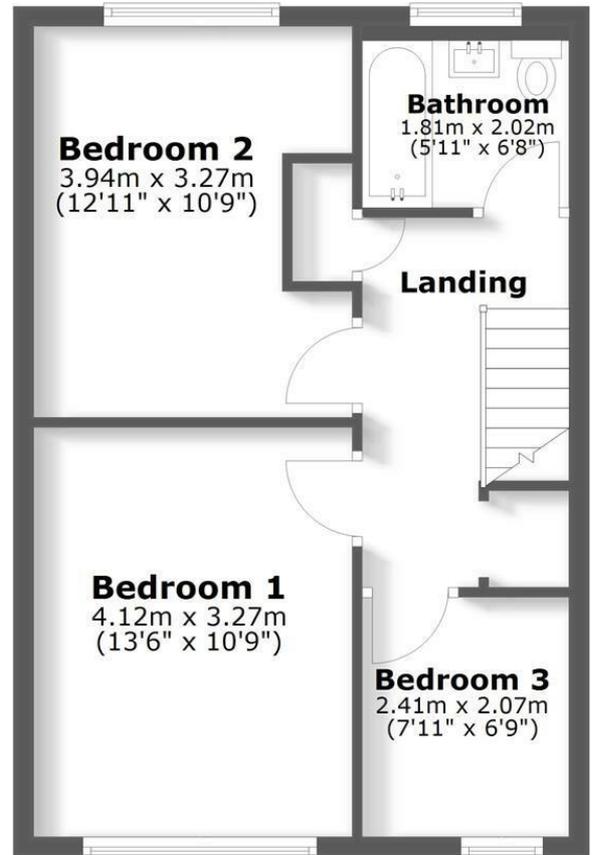
Ground Floor

Approx. 43.7 sq. metres (470.8 sq. feet)



First Floor

Approx. 44.3 sq. metres (476.4 sq. feet)



Total area: approx. 88.0 sq. metres (947.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Vary 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	73	79

Environmental Impact (CO ₂) Rating		Current	Potential
Vary 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		