



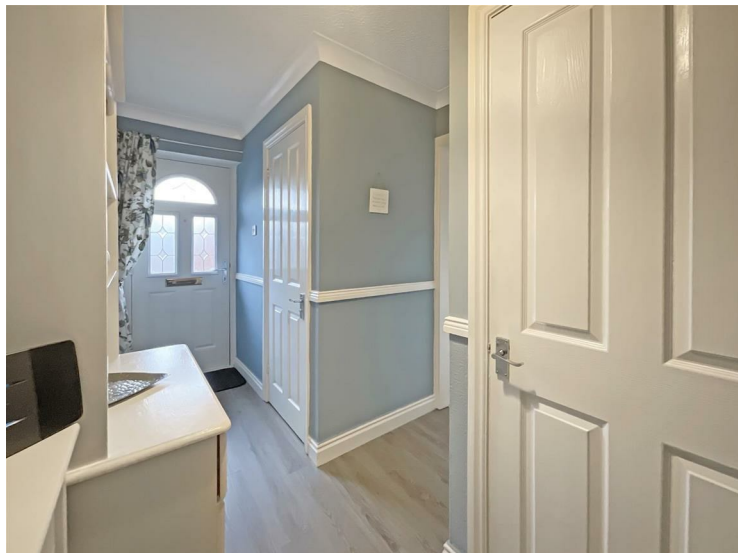
## 5 Bakery Close, Leicester, LE9 1ZP

**£259,950**

SITUATED IN A QUIET AND SOUGHT AFTER CUL-DE-SAC this three bedroomed home lies in the centre of the popular South Leicestershire village of Cosby. With spacious and well appointed accommodation briefly comprising: Entrance hallway, ground floor w/c, kitchen, lounge. First Floor: Three bedrooms (with an en suite to the master) and a bathroom. Outside: 'Courtyard' style garden and allocated parking.



### Entrance Hallway



### Lounge



With a large picture window and patio doors leading to the rear garden. There is an electric fireplace on the brick feature wall and a radiator.

### Landing



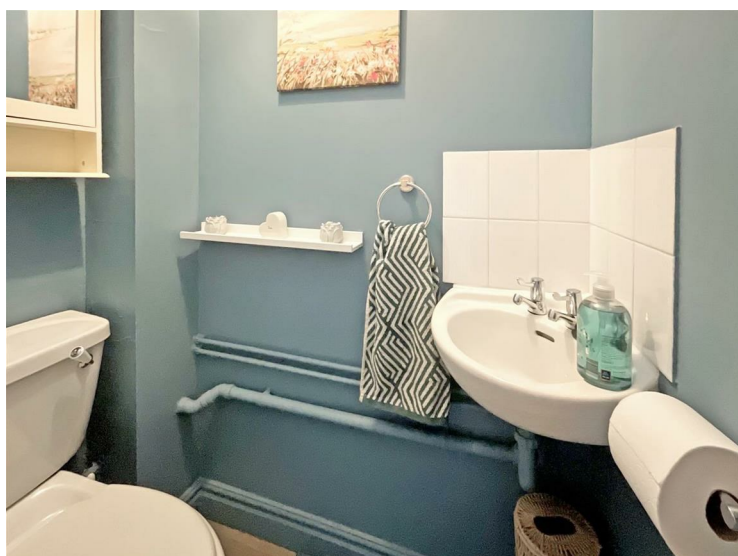
With doors leading off to all first floor accommodation.

### Bedroom One



With a window to the front aspect, storage cupboard, radiator.

### WC



Fitted with a low level WC and pedestal wash basin.

### Kitchen



With windows to the front aspect, the kitchen is fitted with a range of wall and base storage units with worksurfaces over. There is a fitted oven with grill and a gas hob with an extractor fitted over. There is space/plumbing for a washing machine, dishwasher, fridge freezer and tumble dryer.



## Bathroom



With an obscure window to the front aspect, fitted with a low level WC, pedestal wash basin and a bath with a shower over.

## Bedroom Two



With a large picture window to the rear aspect and a door leading to the en suite. Radiator.

## En Suite



Fitted with a low level WC, wash basin with storage under and a walk in shower enclosure.

## Bedroom Three



With a window to the rear aspect, radiator.

## Outside



The rear garden is laid largely to patio with a small area of artificial turf and a small gravelled area. There is a gate providing access around the back.

To the front of the property is a paved pathway, a small gravelled area and there are 2 allocated parking slots.

## 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.

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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.

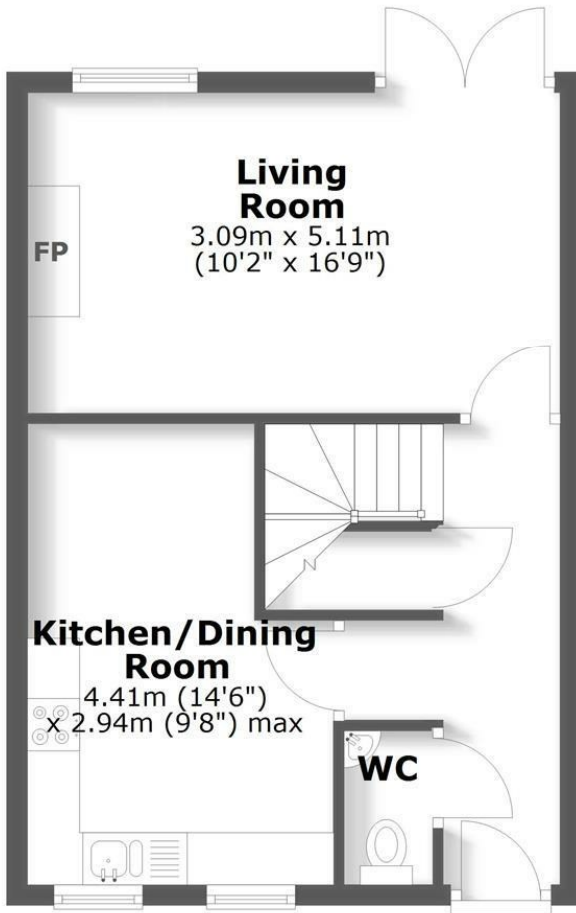
### Opening Hours

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



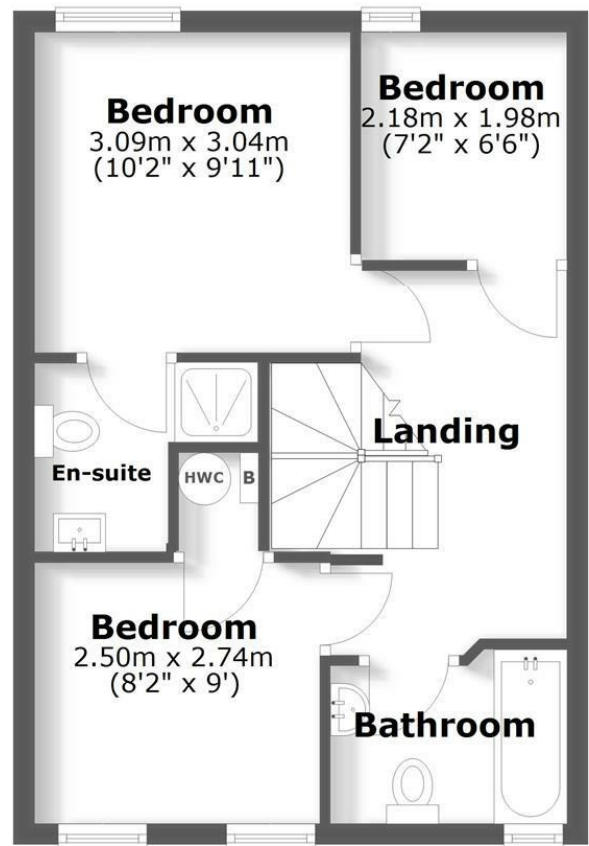
## Ground Floor

Approx. 38.8 sq. metres (418.0 sq. feet)



## First Floor

Approx. 38.8 sq. metres (418.0 sq. feet)



Total area: approx. 77.7 sq. metres (836.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very 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
Very 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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