

**8 Drovers Way, Leicester, LE19 2PU**

**£205,000**

**NO CHAIN** - Situated in the popular South Leicestershire village of Narborough, this well presented two bedroomed end townhouse has accommodation briefly comprising: Entrance, Kitchen, Living / dining room, Two good sized bedrooms and a Bathroom. Outside: Enclosed rear garden and Driveway parking.



### Entrance Hall

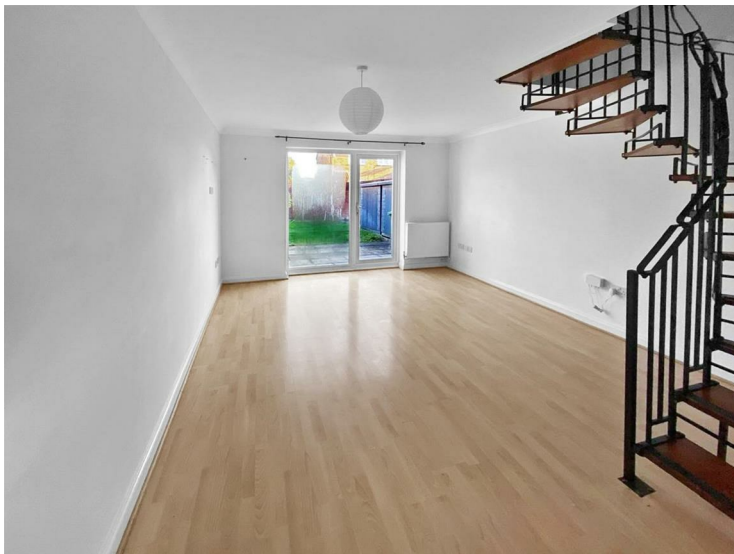
Entered via a glazed and composite front door, with a tiled floor, opening to the kitchen, door to the living room and radiator.

### Kitchen



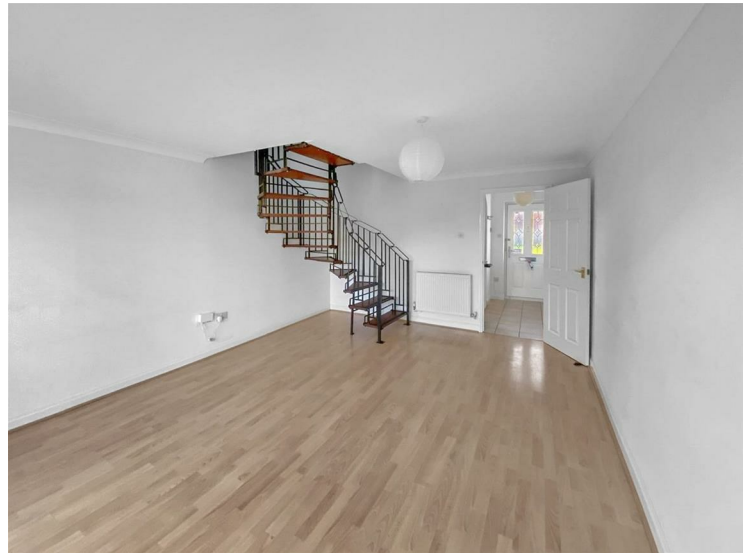
With a window to the front aspect, and fitted with a range of eye level and base units with roll edge worktops over and tiled splashbacks. There is an integrated electric oven with gas hob and extractor over, and space / plumbing for a fridge freezer and washing machine. A new gas boiler was fitted in 2025.

### Living Room



With a window to the rear and door giving access to the garden, stairs to the first floor, radiator.

### Additional Image



### Landing

With doors off to all first floor accommodation, radiator and loft access.

### Bedroom One



With a window to the rear aspect, fitted wardrobes and radiator.

### Additional Image



## Bedroom Two



With a window to the front aspect, fitted wardrobes and radiator.

### Additional Image



## Bathroom



Fitted with a low level WC, pedestal wash hand basin and bath with shower over. Radiator.

## Outside



To the rear the garden is mainly laid to lawn with two patio areas and two storage sheds. A gate gives access to the side of the property. The front of the property is laid to lawn, which continues to the side.

### 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](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



