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

> SALES & LETTINGS









25 Windsor Street, Hinckley, LE10 2EE

Offers Over £250,000

ATTENTION DEVELOPERS – REFURBISHMENT AND REDEVELOPMENT POTENTIAL!

Occupying a PRIME POSITION WITHIN BURBAGE, this detached bungalow presents an exciting opportunity for developers, investors or buyers looking to create a home to their own specification. REQUIRING REFURBISHMENT throughout, the property offers scope for improvement, with POTENTIAL FOR REDEVELOPMENT, subject to the necessary planning permissions.

The existing accommodation briefly comprises an entrance hallway, living room, kitchen, two double bedrooms and a bathroom. Outside, there is an enclosed rear garden and ample driveway parking.

Offered for sale with NO UPWARD CHAIN, viewing is recommended to appreciate the position and potential on offer.

Porch

Entrance Hallway
Entered via a door to the side aspect, with doors leading to the accommodation and access to the loft.

Living Room
16'10" x 12'9" max (5.15 x 3.9 max)
A spacious reception room with a window to the front aspect, tiled fireplace and coving to the ceiling.

Kitchen
11'5" x 9'10" max (3.5 x 3 max)
With a window to the front aspect and fitted with a range of wall and base storage units with work surfaces over. There is an inset sink, a gas oven and space and plumbing for a washing machine, dishwasher, tumble dryer and fridge freezer. A door leads into the side lobby.

Back Porch
6'6" x 3'11" max (2 x 1.2 max)

Bedroom One
13'7" x 11'7" max (4.15 x 3.55 max)
A generous double bedroom with a window to the rear aspect and a selection of built-in and fitted wardrobes.

Bedroom Two
12'0" x 10'11" max (3.67 x 3.33 max)
A further double bedroom with a window to the rear aspect and radiator.

Bathroom
5'11" x 5'10" max (1.81 x 1.8 max)
With a window and fitted with a bath and wash hand basin, together with ceramic tiling and vinyl flooring.

WC
Fitted with a low-level WC.

Outside
To the front is a block-paved driveway providing off-road parking for up to four vehicles. The enclosed rear garden has been landscaped for ease of maintenance and is predominantly block paved.

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.

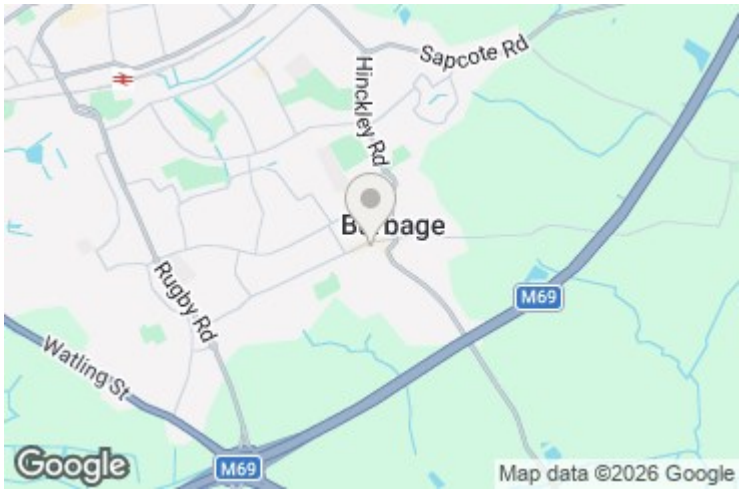
(2) These particulars do not constitute part or all of an offer or contract.

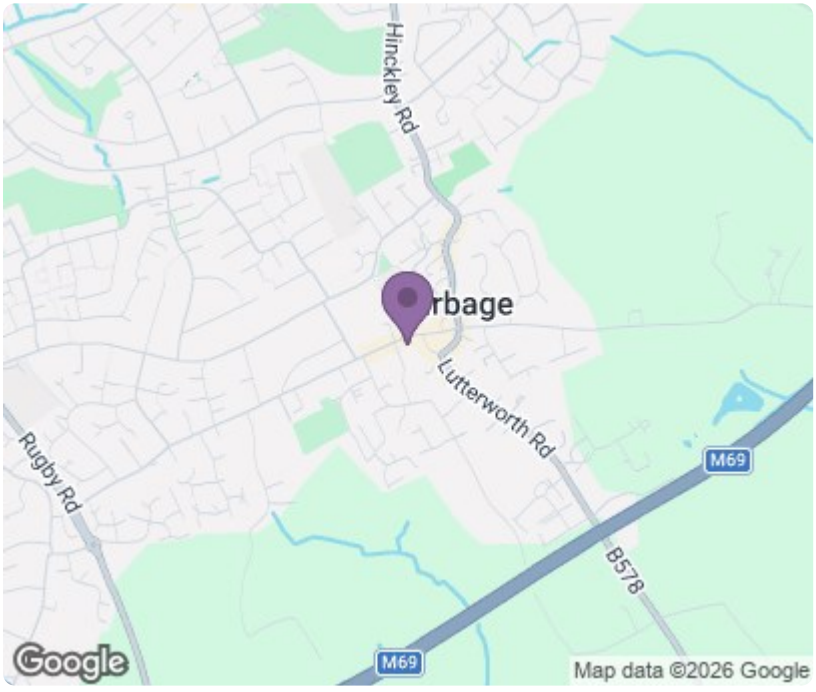
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

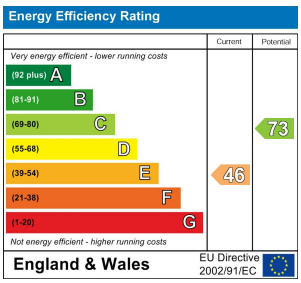
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

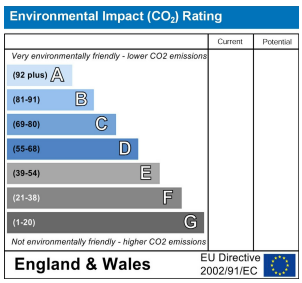
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

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









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