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

> SALES & LETTINGS









25 Coventry Road, Leicester, LE19 2GB

£350,000

RARELY AVAILABLE! A beautifully presented and significantly extended traditional three-bedroom semi-detached family home, carefully maintained by the current owners and offering spacious, well-appointed accommodation throughout.

The accommodation briefly comprises: Entrance hallway, sitting room, open-plan dining kitchen, large garden room, utility room and ground floor WC. To the first floor are three bedrooms and a family bathroom.

Outside, the property benefits from a generous rear garden and ample driveway parking. MUST BE SEEN!

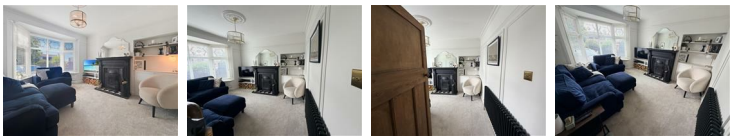
Entrance Hallway



Entered through a replacement front door with glazed side panels, the welcoming hallway features Amtico parquet flooring, an original painted panelled staircase rising to the first floor and a radiator with a decorative cover.

Living Room

13'5" x 11'6" (4.09 x 3.51)



A well-proportioned reception room with a bay window to the front aspect and an attractive open fireplace. Picture rails / decorative panelling add to the room's traditional character.

Open Plan Living / Dining Kitchen



(Dining Area 3.66m x 3.48m. Kitchen Area 2.95m x 2.82m)
The dining area has ample space for a family dining table, this room features a recessed wood-burning stove set on a tiled hearth, shelving to either side and a radiator with a decorative cover.
The kitchen area is fitted with a modern range of eye-level and base units with complementary chrome fittings, wooden work surfaces and a breakfast bar. There is a porcelain one-and-a-half bowl sink with mixer tap, an extractor hood and a useful understairs pantry. A side door provides access to the utility area and side passage.

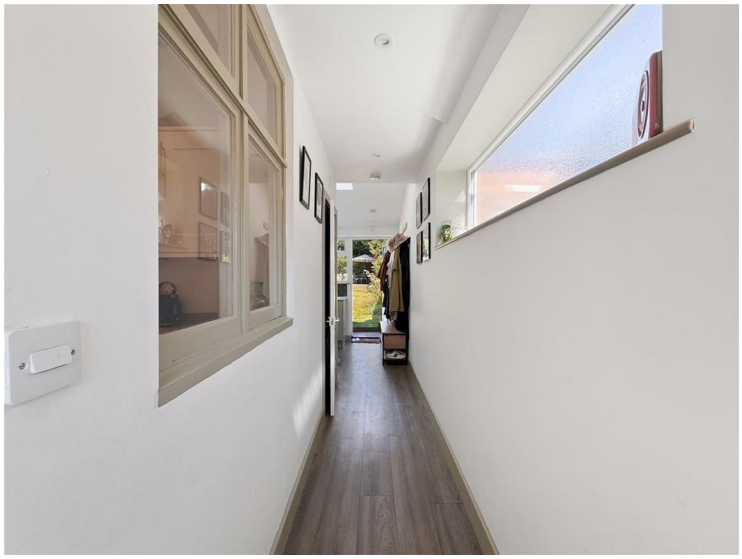
Garden Room

13'8" x 12'2" (4.17 x 3.71)



A spacious addition to the home, featuring oak flooring and a vaulted ceiling with two roof windows. There is ample room for living furniture, a modern wall-mounted radiator and double doors opening onto the rear garden.

Side Passage



With a glazed door to the front, providing access to the utility room.

Utility



A useful additional space fitted with base units, work surfaces, a circular sink with mixer tap and plumbing for an appliance. The vaulted ceiling incorporates a roof window, whilst a rear window and glazed door provide natural light and access to the garden.

WC



Fitted with a modern white suite comprising a wash hand basin and WC.

Landing
With a window to the side aspect and access to the bedrooms and family bathroom.

Bedroom One
12'0" x 11'8" (3.66 x 3.56)
A generous double bedroom with a window overlooking the rear garden, picture rails and a radiator.

Bedroom Two
11'8" x 10'11" (3.56 x 3.33)
A further double bedroom with a window to the front aspect and a radiator

Bedroom Three
6'11" x 6'11" (2.13 x 2.13)
With a window to the front aspect, picture rails and a radiator.

Bathroom



Fitted with a contemporary suite comprising a wall-mounted glass wash hand basin with vanity drawers beneath, a concealed-cistern WC and a bath with shower over and a shower screen. Complemented by fully tiled walls, wood-effect tiled flooring, a heated towel rail and a window to the rear aspect.

Outside







The generous rear garden enjoys private aspects and is predominantly laid to lawn, with decked seating areas and a garden store. To the front, a gravelled driveway provides ample off-road parking.

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.

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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

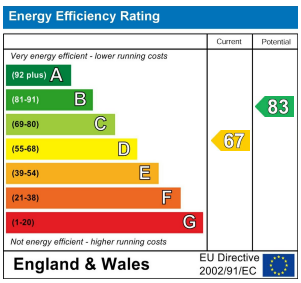
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm

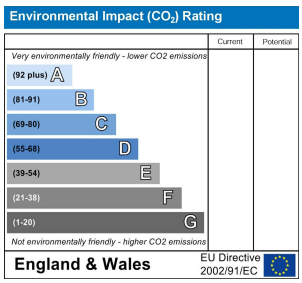




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Carlton Estates
8 Station Road
Narborough
Leicestershire
LE19 2HR

T. 0116 284 9636
E. sales@carltonestates.co.uk

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