



4 Polwell Road, Leicester, LE8 0RW

£299,950

For sale with NO CHAIN!! Situated on the edge of the highly sought after South Leicestershire village of Kibworth Harcourt, this well presented four bedroomed, three storey home offers spacious and versatile accommodation throughout. The property briefly comprises: Entrance hallway, WC, fitted breakfast kitchen and rear lounge/diner overlooking the garden. First floor: Three bedrooms and a family bathroom. Second Floor: Master bedroom with a dressing room and en suite. Outside: An enclosed rear garden and driveway parking with a garage.

Entrance Hallway

With stairs rising to the first floor and doors leading to the kitchen, living room and downstairs WC.

WC



Fitted with a low level WC, and a hand wash basin with a vanity unit under. Radiator.

Kitchen



With a bay window to the front aspect, fitted with a range of wall and base storage units with rolled edge worksurfaces over. There is a fitted electric oven and gas hob with an extractor fan over, an integrated dishwasher and washing machine and a fridge freezer. Two radiators.

Living / Dining Room



With a window to the rear aspect and patio door leading to the garden, an under stairs cupboard and two radiators.

Landing



With doors leading to all first floor accommodation, a door to the airing cupboard (housing the hot water tank) and stairs rising to the second floor.

Bedroom Two



With a window to the front aspect, built in wardrobes with a sliding door and a radiator.

Bathroom

With a window to the rear aspect, the bathroom is fitted with a low level WC, wash basin with a vanity unit under and a bath.

Bedroom Three



With a window to the rear aspect, built in wardrobes with a sliding door and a radiator.

Dressing Room



With built in wardrobes, a velux window to the rear and a door to the en suite.

Bedroom Four



With a window to the front aspect, a built in wardrobe and a radiator.

En Suite



With a velux window to the rear aspect, fitted with a low level WC, wash basin with a vanity unit under and a walk in shower enclosure.

Landing

With a door to the master bedroom.

Master Bedroom



With a dormer window to the front aspect, and door to a storage cupboard and an opening to the dressing room. Radiator.

Outside



The rear garden is enclosed and laid largely to lawn with a patio area.

There is a door leading to the garage.

To the front of the property is block paving with a walkway from the side. To the side is driveway parking and a garage.

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.

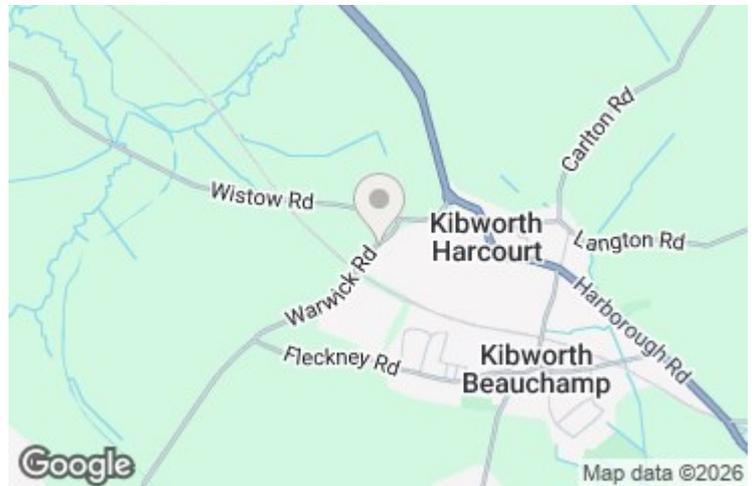
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(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.

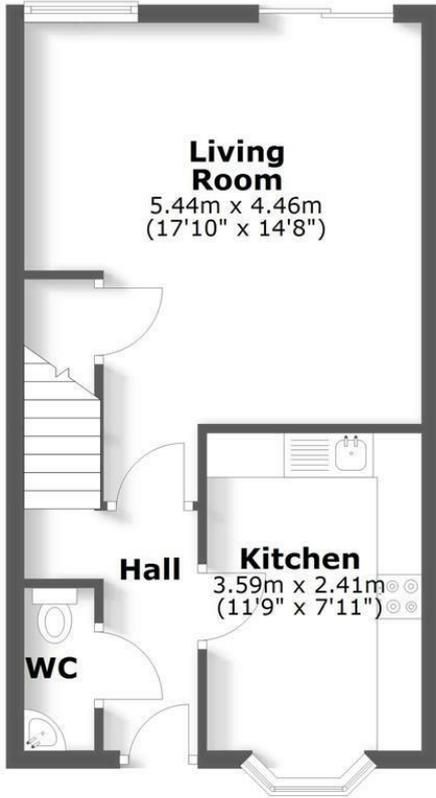
Opening Hours

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



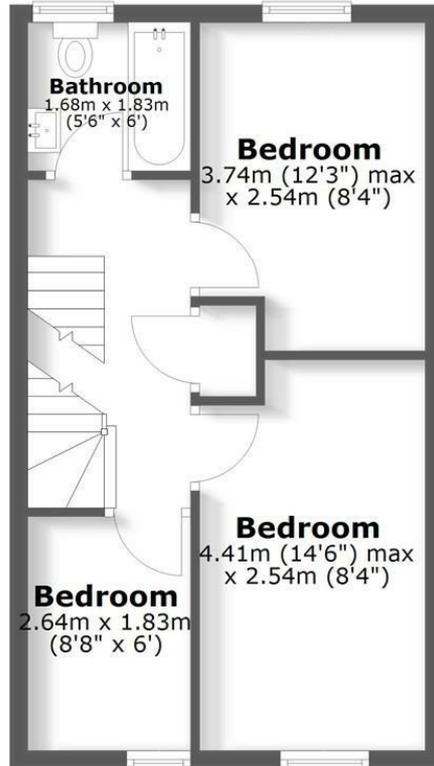
Ground Floor

Approx. 36.9 sq. metres (397.4 sq. feet)



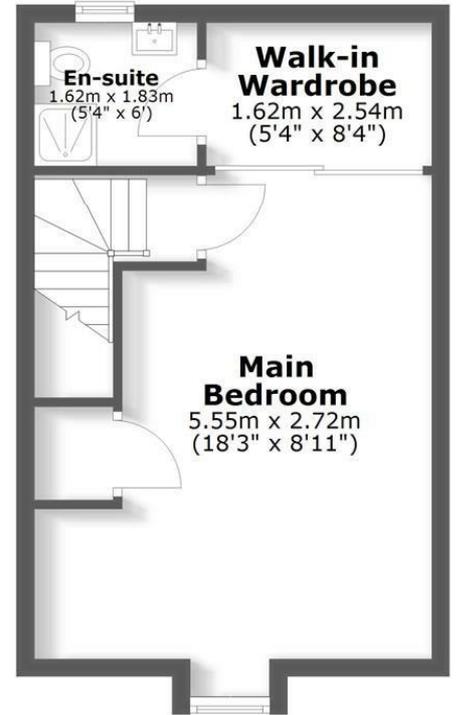
First Floor

Approx. 36.8 sq. metres (396.3 sq. feet)

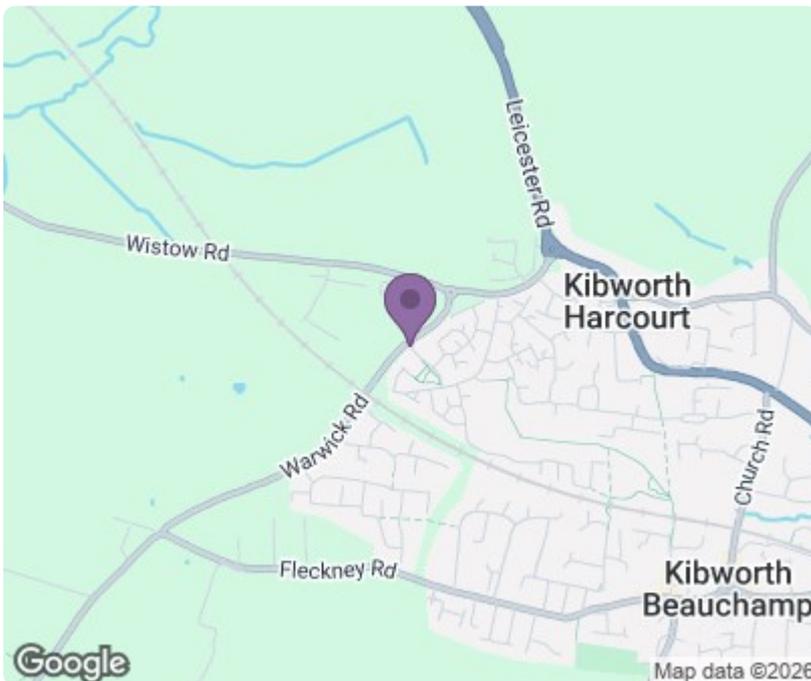


First Floor

Approx. 32.0 sq. metres (344.6 sq. feet)



Total area: approx. 105.8 sq. metres (1138.4 sq. feet)



Energy Efficiency Rating	
Current	Potential
78	89
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	

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	