CARLTON ESTATES

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

> SALES & LETTINGS

4 Harrison Close, Leicester, LE8 6WD

£270,000

NO CHAIN! A beautifully presented three bedroomed family home situated in a quiet and highly regarded location! The property, which has been maintained to an excellent standard by the current vendors, has accommodation briefly comprising: Entrance hallway, Living room, Dining room, Three bedrooms and a Bathroom. Outside: Enclosed rear garden and Driveway parking. MUST BE SEEN!

Entrance Hall
With stairs off rising to the first floor and a door to the living room, radiator.

Living Room
With a bay window to the front aspect, door to the dining kitchen, radiator.

Dining Kitchen
With a window to the rear aspect and door leading to the garden.
The kitchen area has been refitted with a quality range of eye level and base level storage units with Quartz worksurfaces over and matching upstands. There is a fitted electric oven, gas hob and extractor over. There is also a fitted Fridge/freezer, dishwasher and washer dryer. The boiler is housed in the kitchen, which is connected to a hive system and there is a vertical radiator.

First Floor
With doors off to all first floor accommodation.

Bedroom
With a window to the rear aspect, a good range of fitted wardrobes / storage units, radiator.

Bedroom
With a window to the front aspect, and a radiator. (Please note this room has been virtually staged)

Bedroom
With a window to the front aspect, radiator.

Bathroom
With a window to the side aspect, fitted with a modern suite to include a low level wc, pedestal wash basin and a bath with shower fitted over and screen.

Outside
The rear enclosed, generous and private rear garden is laid largely to lawn with a surrounding border and paved patio area.
To the front of the property is driveway 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.

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.

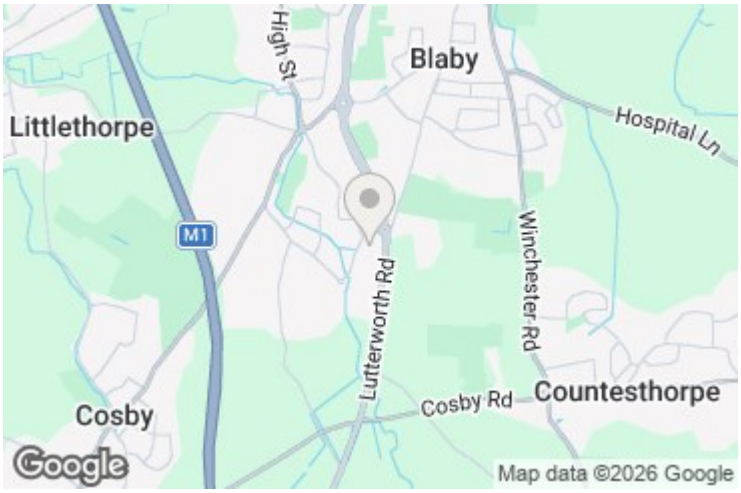
(2) These particulars do not constitute part or all of an offer or contract.

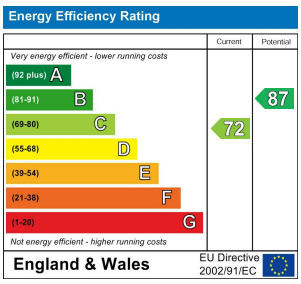
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

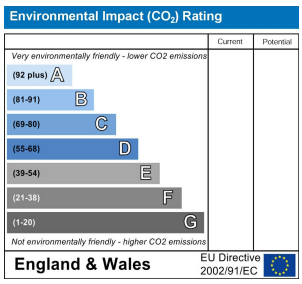
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(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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