



**1A Newton Way, Leicester, LE9 6XF**

**£269,950**

For sale with NO CHAIN! A modern detached home situated in the popular south Leicestershire village of Broughton Astley. The well presented property briefly comprises: Entrance hallway, Fitted kitchen, Lounge / Dining room, Ground floor w/c. First Floor: Three bedrooms and a bathroom. Outside: Driveway parking and an enclosed rear garden.

## Entrance Hallway

Entered via a uPVC and obscure glass paneled front door. The hallway has stairs off rising to the first floor, and doors to the kitchen, downstairs WC and storage cupboard.

## Kitchen

9'06 x 9'00 (2.90m x 2.74m)



With a window to the front aspect and a radiator. The kitchen is fitted with a range of eye and base level units with rolled edge work surfaces and tiled splash backs, with space/plumbing for a washing machine and fridge freezer, tiled floors and a radiator.

## Downstairs WC

0.83 x 1.55 (0.00m.25.30m x 0.30m.16.76m)



With an obscure window to the front, tiled floor, low level WC, pedestal wash hand basin, and radiator.

## Living/Dining room

15'08 x 14'04 (4.78m x 4.37m)



With double opening French doors giving access to the outside, window to the side aspect and radiator.

## Additional Image



## First Floor Landing

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

## Master Bedroom

15'08 x 9'06 (4.78m x 2.90m)



With two windows to the front aspect, radiator.

## Bedroom Two

8'08 x 8'03 (2.64m x 2.51m)



With a window to the rear aspect, radiator.

## Bedroom Three

8'08 x 7'01 (2.64m x 2.16m)



With a window to the rear aspect, radiator.

## Bathroom



With an obscure glazed window to the side, low level WC, pedestal wash hand basin, paneled bath with shower over and glass screen, and heated towel rail.

## Outside



There is an enclosed and low maintenance rear garden with paved patio area with gravel finish. Off road parking to the front of the property.

## Additional Image



## 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?

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- (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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		Current	Potential
<b>Energy Efficiency Rating</b>			
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		76	
(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		

		Current	Potential
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> emissions			97
(92 plus) A			
(81-91) B			
(69-80) C			85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		