CARLTON ESTATES

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

> SALES & LETTINGS

1 Old School Close, Leicester, LE2 9DJ

£379,950

Situated in a highly desirable location, this SPACIOUS property has been maintained to an EXCEPTIONAL standard by the current vendors and has well appointed accommodation briefly comprising: Entrance hallway, Living room, Dining kitchen, Utility, W/C. First Floor: Four GOOD SIZED bedrooms, En suite and Family bathroom. Outside: Enclosed rear garden, Driveway parking and a GARAGE. Must be seen!

Entrance Hallway

With stairs off rising to the first floor and doors to the living room, dining kitchen and w/c. Underfloor heating with extends throughout the ground floor.

Living Room

With double opening French doors to outside and windows overlooking the garden.

Additional Image

Dining Kitchen

With windows to the front and side of the property, the kitchen area is fitted with a range of eye level and base level storage units with work surfaces over and tiled splashbacks., There is a fitted double electric oven, a gas hob with an extractor hood over and a range of integrated appliances.

Additional Image

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Utility

With a door to the side aspect, fitted with a matching range of storage units, and space / plumbing for a washing machine and tumble dryer.

Ground Floor W/C

With a window to the side aspect, fitted with a low level w/c, and a wash basin.

First Floor Landing

With doors off to all first floor accommodation.

Bedroom One

With a window to the side aspect, door to the en suite, radiator.

En Suite

With a window to the rear aspect, fitted with a low level w/c, wash basin and a shower enclosure. Heated towel rail / radiator.

Bedroom Two

With windows to the front and side aspects, radiator.

Bedroom Three

With windows to the front and side aspects, radiator.

Bedroom Four

With a window to the side aspect, radiator.

Family Bathroom

With a window to the rear aspect, fitted with a low level w/c, wash basin and a 'P' shaped bath with a shower over. Heated towel rail / radiator.

Outside

The enclosed and very well maintained rear garden is laid largely to lawn with a paved patio area.
Gated access leads to the driveway and detached garage, further parking is available to the front of the property where there is also an EC charger.

Additional Image

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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.
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* INTERNET advertising to include, Rightmove, ONTHEMARKET, FindaProperty and our own www.carltonestates.co.uk
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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

Soar Valley Way
Glenhills Way
St Johns
en Parva
Leicester Rd
River Soar
Enderby Rd
M1
Whetstone
Google
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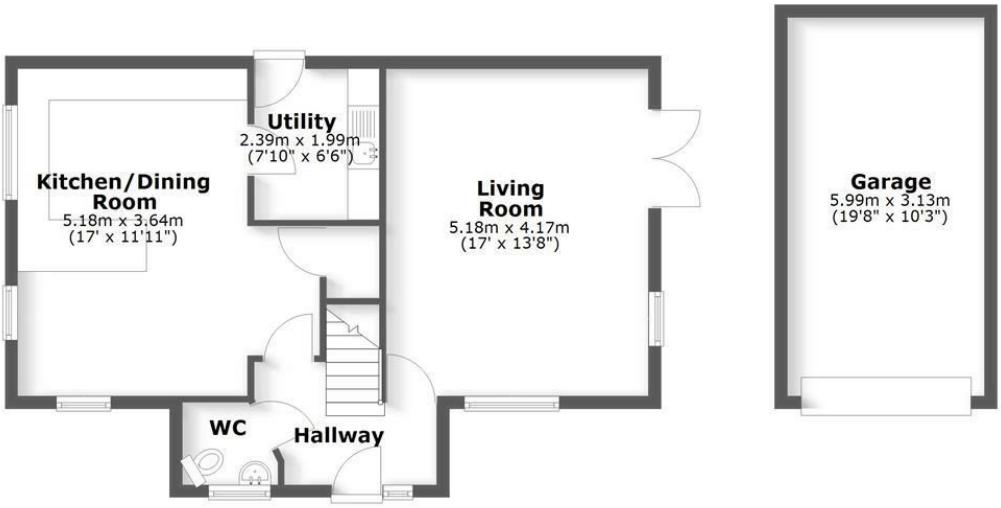
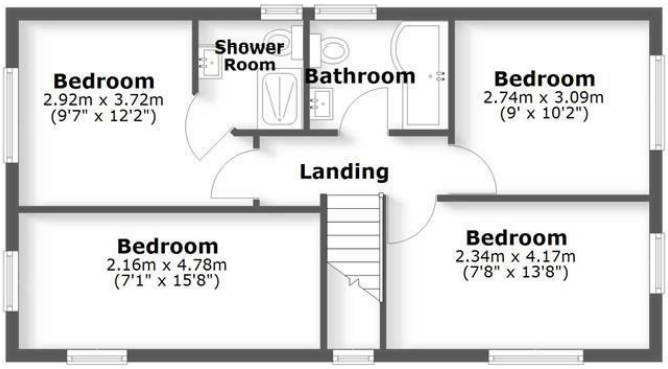
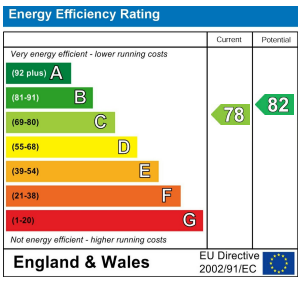
Ground Floor
Approx. 76.2 sq. metres (820.2 sq. feet)

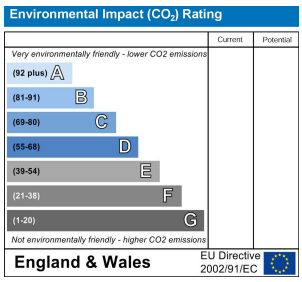


First Floor
Approx. 51.8 sq. metres (557.6 sq. feet)



Total area: approx. 128.0 sq. metres (1377.7 sq. feet)





Carlton Estates
8 Station Road
Narborough
Leicestershire
LE19 2HR

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

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