



35 Huncote Road, Leicester, LE19 3GP

£249,950

A very well-presented, traditional three bedroomed family home situated in the ever popular South Leicestershire village of Narborough. The accommodation, which has been maintained to a high standard by the current vendors, briefly comprises: Entrance hallway, Living room, Dining kitchen, Garden room, Ground floor shower room and a Utility. First Floor: Three good sized bedrooms and a Family bathroom. Outside: A generous rear garden and a Large driveway. **MUST BE SEEN!**

Entrance Hallway

With stairs off rising to the first floor and a door to the living room.

Living Room

With a window to the front aspect, feature fireplace, radiator.

Dining Kitchen

With two windows to the rear aspect and a door to the garden room. The kitchen is fitted with a range of eye level and base level storage units with worksurfaces over and tiled splashbacks. There is a fitted electric oven, gas hob with an extractor hood over, along with ample space for a family sized dining table. Radiator.

Garden Room

An excellent addition to the property which provides a further versatile living space. With windows overlooking the rear garden, double opening doors to outside, and access to the shower room and utility. Radiator.

Ground Floor Shower Room

Fitted with a low level w/c, wash basin and shower enclosure.

Utility

With space / plumbing for a washing machine, tumble dryer and fridge.

First Floor Landing

With doors off to all first floor accommodation.

Bedroom

With a window to the rear aspect, fitted wardrobes, radiator.

Bedroom

With a window to the front aspect, fitted wardrobes, radiator.

Bedroom

With a window to the rear aspect, fitted wardrobes, radiator.

Family Bathroom

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

Outside

The enclosed and generously sized rear garden is laid largely to lawn with mature surrounding borders and a large paved patio. To the front of the property is a large driveway providing ample vehicular 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.

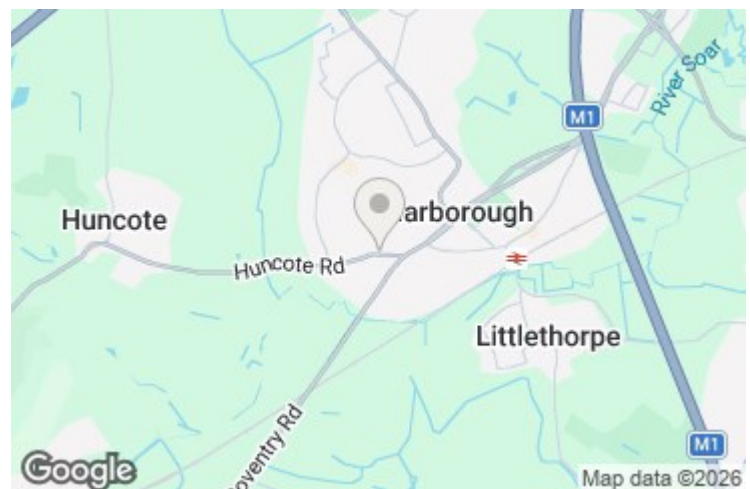
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(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





Energy Efficiency Rating		
	Current	Potential
Very 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
Very 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