CARLTON ESTATES

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

> SALES & LETTINGS

13 Callan Close, Leicester, LE19 3FH

£285,000

NO CHIAN! A spacious three bedroom detached family home in Narborough, offering a large entrance hallway, welcoming lounge and a kitchen opening into a dining room, with plenty of space for family meals and entertaining. Upstairs are three good sized bedrooms, and a family bathroom. Outside there is an enclosed rear garden with lawn and patio, providing space to relax and enjoy the outdoors. The property further benefits from a driveway and garage.

Porch
With a door leading to the inner hallway.

Hallway

With stairs rising to the first floor, doors to the lounge and a radiator.

Lounge

With double opening patio doors to the rear aspect, a feature fireplace and a door to the kitchen diner. Radiator.

Dining Room

With a window to the front aspect and a radiator.

Kitchen

With a window to the rear aspect, and a door to the side leading to the garden. The kitchen is fitted with a range of wall and base storage units with work surfaces over, a gas hob with extractor over and space/plumbing for a washing machine and a fridge freezer.

Landing
With doors leading to all first floor accomodation.

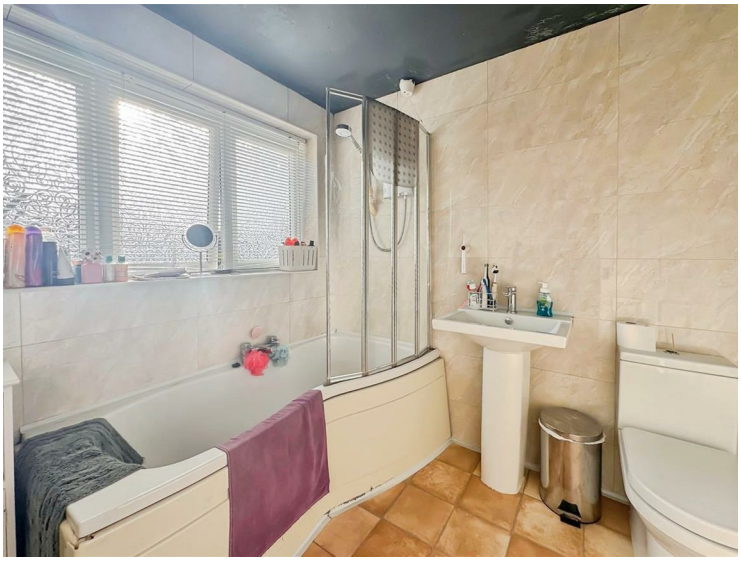
Bedroom

With a window to the front aspect and a radiator.

Bedroom

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

Bathroom



With an obscure window to the rear aspect,fitted with a low level WC, pedestal wash basin and a bath with a shower above and a glass screen.

Bedroom

With a window to the front aspect and a radiator.

Outside

The enclosed rear garden mainly laid to lawn, with a paved patio area, established trees and shrubs, and fenced boundaries. With a small shed for additional storage.
To the front of the property is a driveway providing off road parking and access to the garage. A gate provides access to the rear garden.

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.

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IF YOU ARE THINKING OF SELLING YOUR PROPERTY
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Carlton Estates are an independent and family run estate agency specialising in the local market, having a reputation for quality, service and customer care.
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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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* 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.

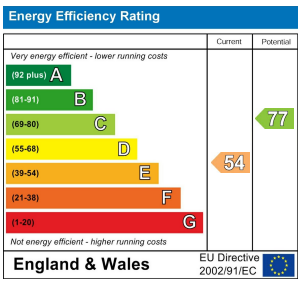
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

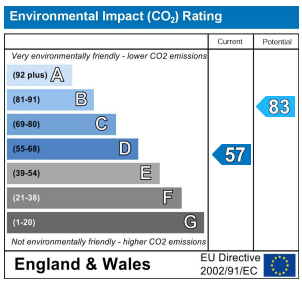
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(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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