



## 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



### Additional Image





### Additional Image



### First Floor Landing

With doors off to all first floor accommodation.

### Bedroom One



### Utility



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

### En Suite



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

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



### 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**



**Additional Image**



**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?**

**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](http://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.

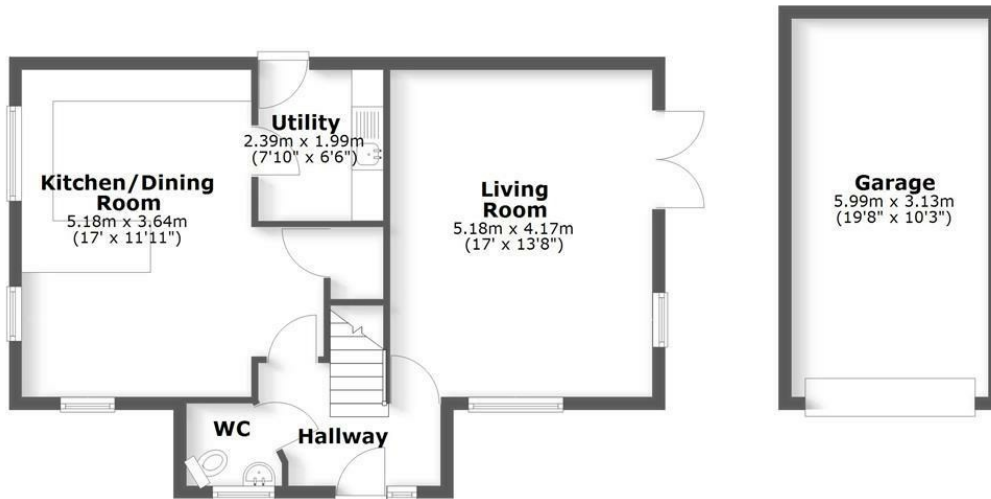
### **Opening Hours**

MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



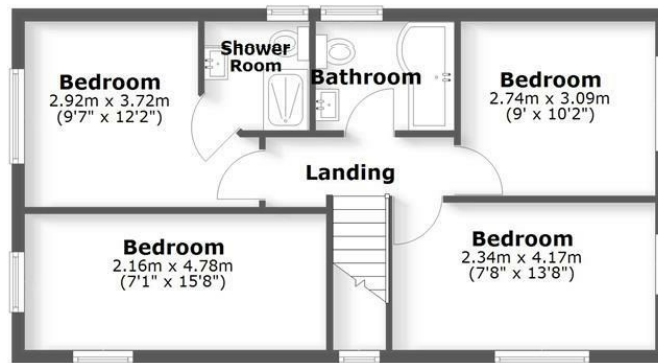
## Ground Floor

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)



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	