CARLTON ESTATES

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

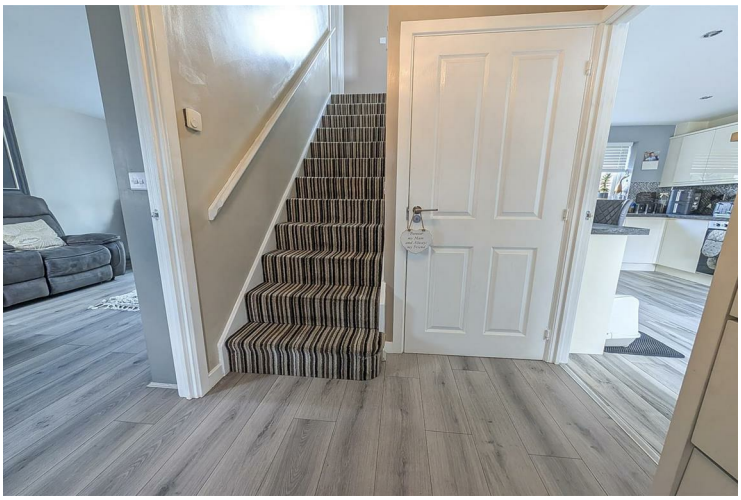
> SALES & LETTINGS

38 Goodheart Way, Leicester, LE3 3RX

£370,000

A fantastic four-bedroom detached family home, beautifully presented throughout and offering well-proportioned accommodation across three floors. The ground floor comprises an entrance hallway, WC, spacious living room, conservatory, dining kitchen and utility room. The first floor features two double bedrooms, including the master bedroom with en suite, alongside a family bathroom. To the second floor are two further double bedrooms and a shower room. Outside, there is driveway parking additional parking to the side, a garage and an enclosed rear garden. An ideal home for growing families, early viewing is highly recommended!

Entrance Hallway



With doors leading to the lounge, kitchen and WC, and stairs rising to the first floor. Radiator.

Kitchen

With windows to the front and rear aspect and a door to the utility. The kitchen is fitted with a range of wall and base storage units with worksurfaces over. There are a range of integrated appliances to include a dishwasher, an electric oven, gas hob and extractor hood. There is space/plumbing for an American style fridge freezer. Radiator.

Utility

With a door leading outside, space/plumbing for a washing machine and built in freezer. There is a cupboard housing the boiler. Radiator.

WC

Fitted with a low level WC and a wall mounted wash basin. Radiator.

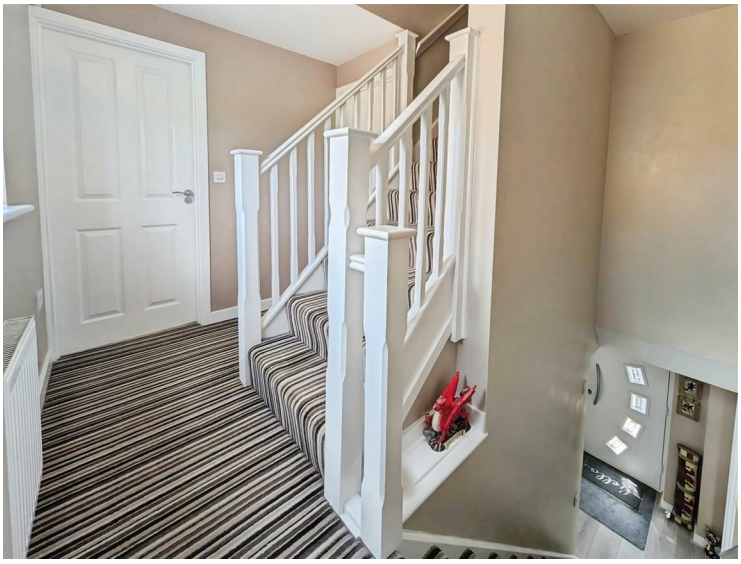
Lounge

With a window to the front aspect and doors to the conservatory. Theres a feature media wall with a built in fire place. Radiator.

Conservatory

Of block brick and uPvc construction, with doors leading outside and tiled flooring.

Landing



With a window to the rear aspect, doors to two bedrooms, a family bathroom and stairs rising to the second floor. Radiator.

Bedroom One

With dual aspect windows to the front and rear, and a door to the en suite. Two radiators.

En Suite

With a feature obscure window to the front aspect, fitted with a low level WC, inset wash basin with storage under and a walk in shower enclosure with a rainfall shower head. Heated towel rail/radiator.

Bedroom Two

With a window to the front aspect, a door to the airing cupboard and a radiator.

Family Bathroom

With an obscure window to the rear aspect, fitted with a low level WC, pedestal wash basin with storage under and a bath with a shower fitted over. Radiator.

Landing

With doors to two bedrooms and a shower room. Radiator.

Bedroom Three

With dual aspect windows to the front and side and a further velux window to the rear aspect. Two radiators.

Shower Room

Fitted with a low level WC, pedestal wash basin and a shower enclosure. Radiator.

Bedroom Four

With dual aspect windows to the front and side and a further velux window to the rear aspect, access to the loft and two radiators.

Outside

The rear garden is laid to patio with a lawn area and has access to the garage.
To the front of the property is driveway parking with feature slate areas.
In addition, the current owners have created a gravelled area to the side of the property, providing further off-road parking for numerous cars. This additional parking space is unique to this property within the row and offers added practicality for households with multiple vehicles.

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.

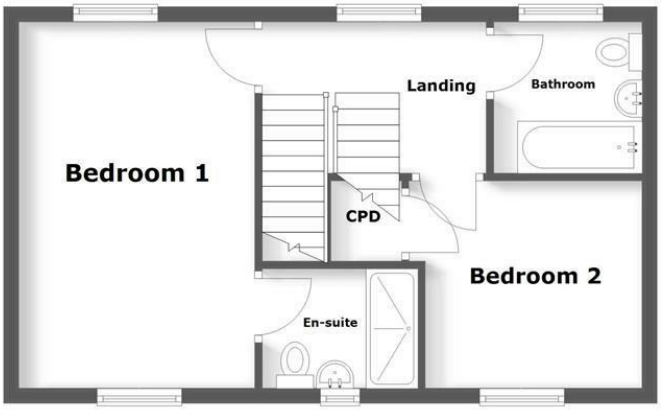
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(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.

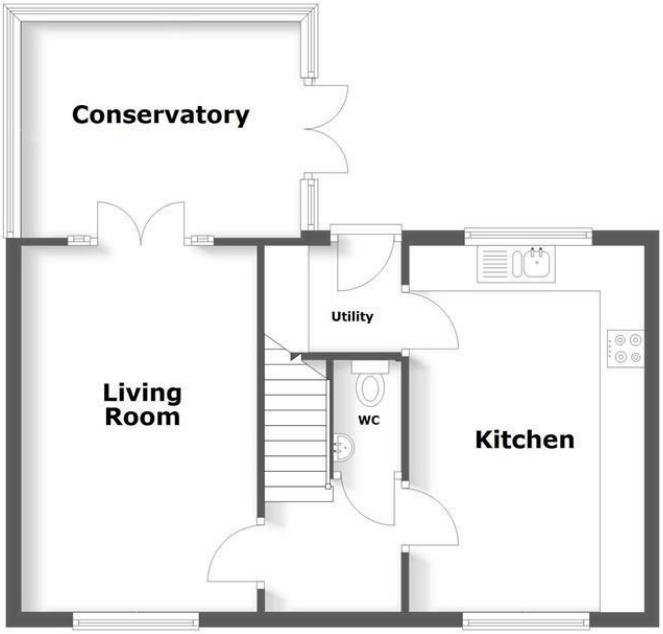
Opening Hours

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

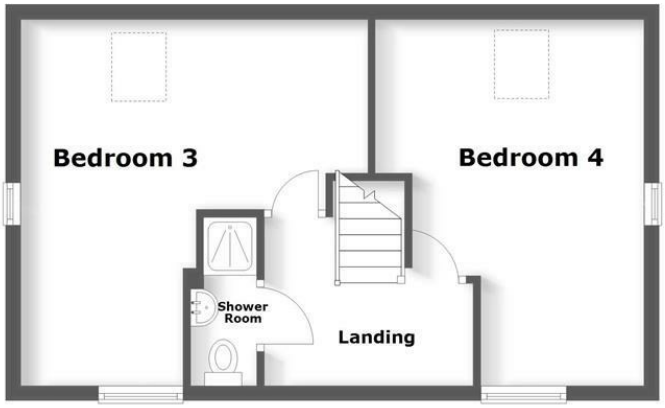
First Floor
Approx. 41.4 sq. metres (445.4 sq. feet)



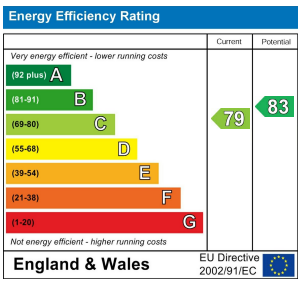
Ground Floor
Approx. 52.8 sq. metres (567.9 sq. feet)

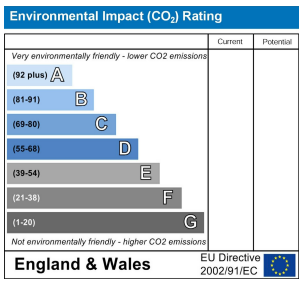


Second Floor
Approx. 34.6 sq. metres (372.2 sq. feet)
(excluding Landing)



Total area: approx. 128.7 sq. metres (1385.5 sq. feet)





Carlton Estates
8 Station Road
Narborough
Leicestershire
LE19 2HR

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

Carlton Estates (Narborough) Ltd. Registered in England No 5146293