CARLTON ESTATES
8 Station Road Narborough Leicestershire LE19 2HR
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SALES & LETTINGS









18 Coleridge Drive, Leicester, LE19 4RS

Offers Over £330,000

This SPACIOUS and EXTENDED semi-detached family home is situated in the highly popular village of Enderby. Beautifully presented and exceptionally well maintained by the current owners, the property offers generous accommodation throughout.

The ground floor briefly comprises: a welcoming living room, a modern downstairs shower room, and an impressive open-plan kitchen living diner which is truly the heart of the home and ideal for both everyday family life and entertaining.

To the first floor are four well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property benefits from a low-maintenance rear garden, along with a large driveway providing ample off-road parking to the front.

Entrance Hallway
With an obscure glass window to the front aspect, stairs rising to the first floor, and double opening doors to the lounge. Radiator.

Lounge




With two windows to the front aspect, a feature fireplace and a door leading to the Kitchen Living Diner.

Downstairs Shower Room



Tiled throughout and fitted with a low level WC, pedestal wash basin and a walk in shower enclosure and an electric shower.

Kitchen/Dining/Living






This room is a particular feature of the property, forming the heart of the home and offering a stylish and versatile living space. The kitchen is fitted with a modern range of wall and base units, with integrated appliances, including a full-size fridge, full-size freezer, dishwasher and washing machine. There is a breakfast bar and a pantry cupboard which also houses the boiler. The room offers ample space for both dining and seating areas, making it ideal for family living and entertaining. French doors lead from the kitchen area to outside and further bi-folding doors from the sitting area lead to the rear garden, allowing for plenty of natural light and a seamless connection to the outside space. Two radiators.

Landing
With doors leading off to all first floor accommodation and loft access.

Bedroom One



With a window to the rear aspect and double opening doors to a Juliette balcony overlooking the rear garden. With fitted wardrobes and a radiator.

Bedroom Two



With two windows to the front aspect and a radiator.

Bedroom Three



With a window to the front aspect and a radiator.

Bedroom Four



With a window to the rear aspect and a radiator.

Bathroom



With a window to the side aspect, fitted with a low level WC, wall mounted hand wash basin and a free standing bath. Two heated towel rails/radiators and a storage cupboard.

Outside





The rear garden is low maintenance and laid to artificial grass with a large decked area and gravelled areas.
To the front of the property is a large driveway suitable for numerous cars.

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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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.
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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.

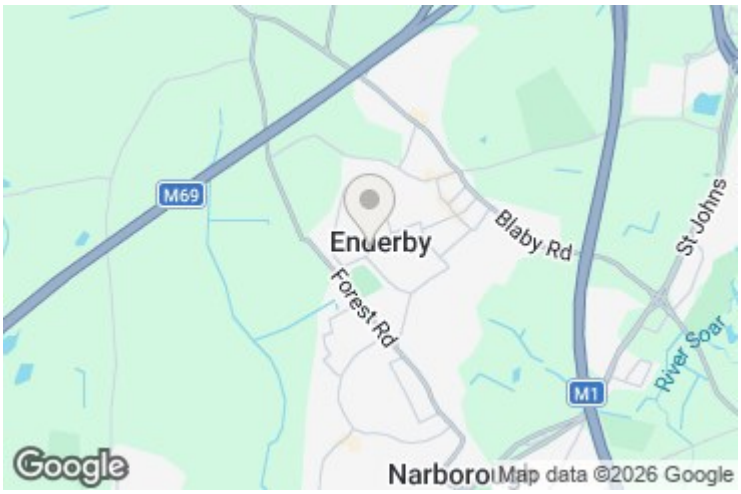
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(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.

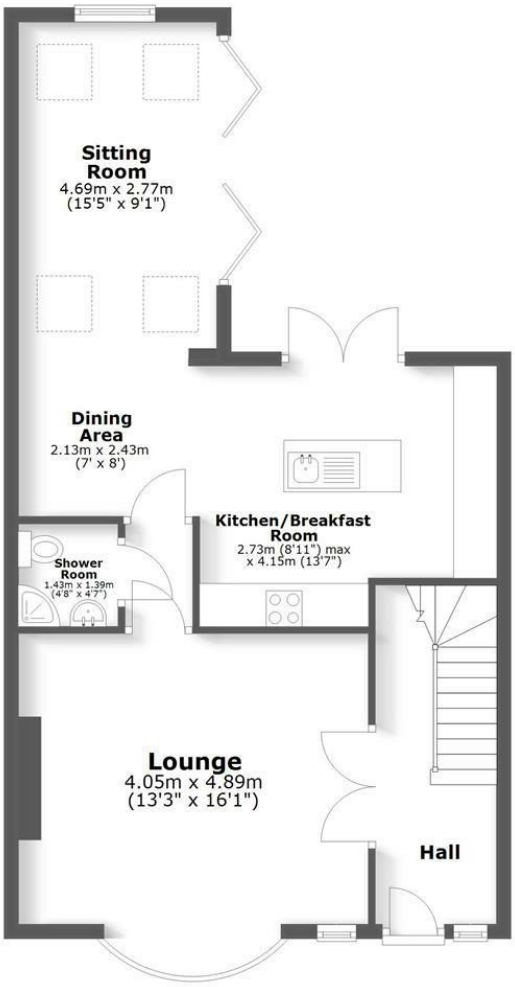
Opening Hours

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


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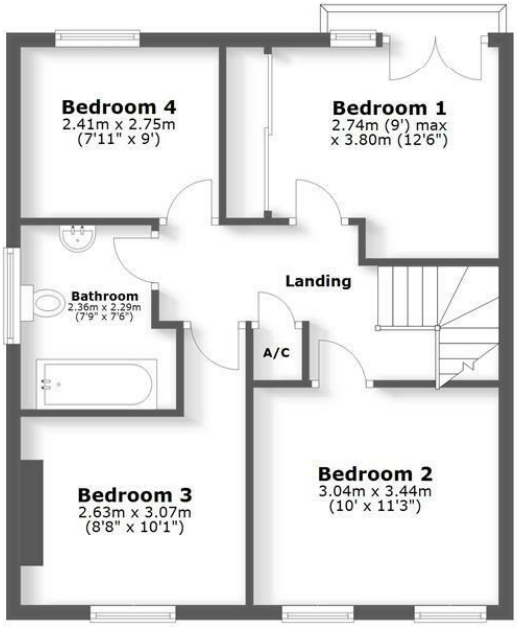
Ground Floor

Approx. 65.8 sq. metres (708.8 sq. feet)



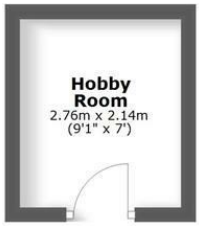
First Floor

Approx. 52.3 sq. metres (563.3 sq. feet)
(excluding Balcony)



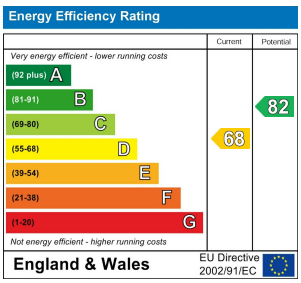
Outbuilding

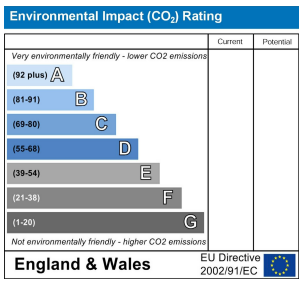
Approx. 5.9 sq. metres (63.6 sq. feet)



Total area: approx. 124.1 sq. metres (1335.7 sq. feet)







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