



38 Abbott Way, Leicester, LE8 6RA

£319,950

NO ONWARD CHAIN – AN OUTSTANDING PROPERTY!

Meticulously maintained since its construction approximately nine years ago, this beautifully presented home offers spacious accommodation arranged over three floors.

The ground floor comprises an entrance hallway, living room, dining kitchen and WC. On the first floor are two double bedrooms and a family bathroom, while the top floor features an impressive principal bedroom with an en-suite.

Outside, the property benefits from a well-tended enclosed rear garden, driveway parking and a garage.

An exceptional home that simply must be viewed!

Entrance Hallway

With tiled flooring which continues throughout the entire ground floor, doors to the living room and w.c. Radiator.

Living Room

With windows to the front and side aspect, radiator.

Dining Kitchen

With a window to the rear and double opening French doors to the garden. The kitchen is fitted with a quality range of eye level and base level storage units with Granite worksurfaces over and matching upstands. There is a fitted electric oven, gas hob with an extractor hood over, together with a range of integrated kitchen appliances. Radiator.

First Floor Landing

With doors off to all first floor accommodation and stairs off rising to the second floor. Radiator.

Bedroom Two

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

Bedroom Three

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

Family Bathroom

With a window to the rear aspect, fitted with a low level w/c, wash basin and a bath with shower over and glass screen. Heated towel rail / radiator.

Second Floor

Bedroom One

An enviable main bedroom with Velux dual aspect windows and a door to the ensuite. Radiator.

En Suite

Fitted with a low level w/c, wash basin and a walk-in shower enclosure. Heated towel rail / radiator.

Outside

The beautiful enclosed rear garden is laid largely to lawn with well stocked surrounding borders and a paved patio area.

To the side of the property is driveway parking and access to the garage.

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



