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

SALES & LETTINGS









1B New Street, Leicester, LE8 5RA

£249,950

Offered for sale with NO CHAIN. This three bedroom home provides accommodation arranged over three floors, with an additional storage room offering potential for use as a home office. The accommodation includes a fitted kitchen, lounge with french doors opening onto the garden, ground floor WC, bathroom and separate shower room. Outside is an enclosed garden with patio seating and artificial lawn. In need of some refreshing, the property offers a great opportunity for buyers to put their own stamp on their next home.

Entrance Hallway



With doors leading to the lounge, kitchen and WC.

WC

Lounge



With a window and patio doors to the side aspect, leading out onto the garden. Radiator.

Kitchen



With a window to the side aspect, fitted with a range of wall and base storage units with work surfaces over. There is a built in oven with a gas hob, extractor over, dishwasher and fridge freezer. There is space/plumbing for a washing machine and there is a wall mounted boiler.

Landing

With a window to the front aspect, doors leading to two bedrooms and stairs rising to the second floor.

Bedroom





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

En Suite



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

Bedroom




With a window to the side aspect and a radiator.

Landing

With a window to the front aspect and doors to the bathroom, a bedroom and a study/storage room.

Bathroom



With a velux window to the side aspect, fitted with a low level WC, pedestal wash basin and a bath. Radiator.

Bedroom



With a velux window to the side aspect, a storage cupboard and a radiator.

Storage Room/Study



With a velux window to the side aspect and a radiator.

Outside




The garden is low maintenance and is laid to patio, artificial turf and decking.

Opening Hours

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

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.
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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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* THE local agent

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* 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.

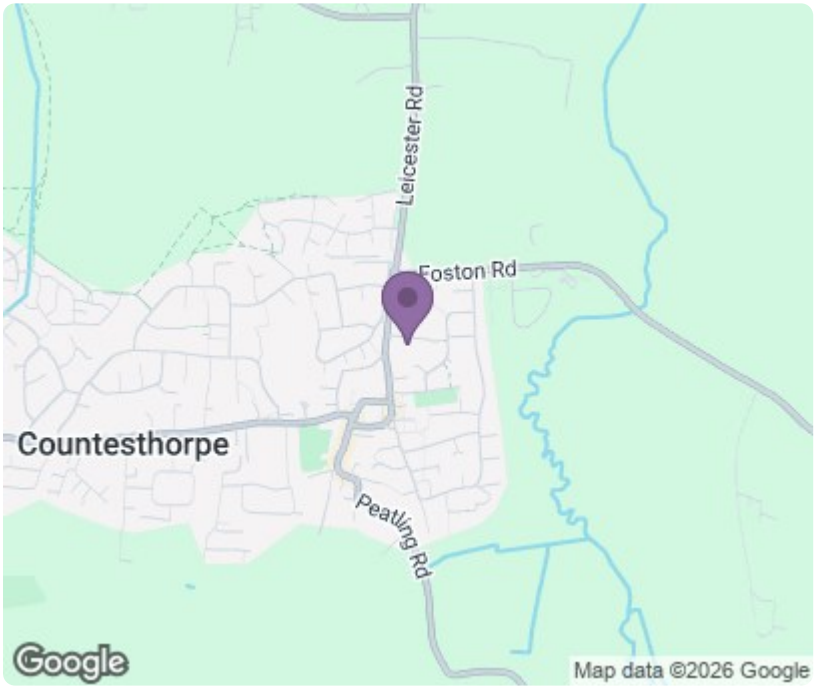
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

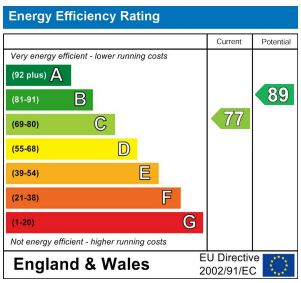
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

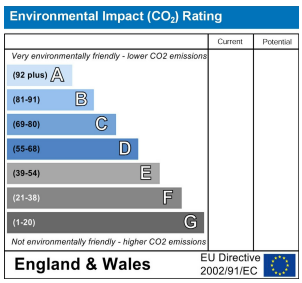
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