



## 17 Brook Street, Leicester, LE9 3AB

**£270,000**

Dating back to the mid-1800s, this attractive two-bedroom detached home is situated on a highly sought-after road within the ever-popular South Leicestershire village of Huncote. Beautifully maintained by the current owners, the accommodation briefly comprises an entrance hall, living room, dining kitchen, utility/office space, and a ground-floor bathroom.

To the first floor are two double bedrooms. Externally, the property benefits from an enclosed rear garden, a brick-built outhouse, and driveway parking.

### Entrance

With stairs off rising to the first floor and doors to all principal ground floor rooms. Radiator.

### Living Room

With a window to the front aspect, feature log burning stove and a radiator.

### Dining Kitchen

The hub of the home! The kitchen area is fitted with a good range of eye level and base level storage units with space for a range style cooker and an extractor hood over. The dining area has ample space for dining or living furniture, and double opening doors open to the outside.

### Utility / Office

With space / plumbing for a range of white goods, this room has previously been used as a dog grooming salon, but we think it'd make an excellent home office! With a window to the side aspect and a door giving outside access. Radiator.

### Ground Floor Bathroom

Fitted with a low level w/c, wash basin and a shower enclosure. Radiator.

### First Floor Landing

With doors off to both bedrooms.

### Bedroom One

With a window to the rear aspect, range of fitted wardrobes, together with a generous storage cupboard which has the potential to create an en suite. Radiator.

### Bedroom Two

With a window to the front aspect. Radiator.

### Outside

The enclosed rear garden is laid largely to lawn with a gravelled seating area and a brick built outhouse. To the front of the property there is driveway parking.

### Disclosure

Please note, this property has been affected by historic subsidence - all works to rectify the issue have been completed by the vendor's insurance and are fully documented.

### 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.

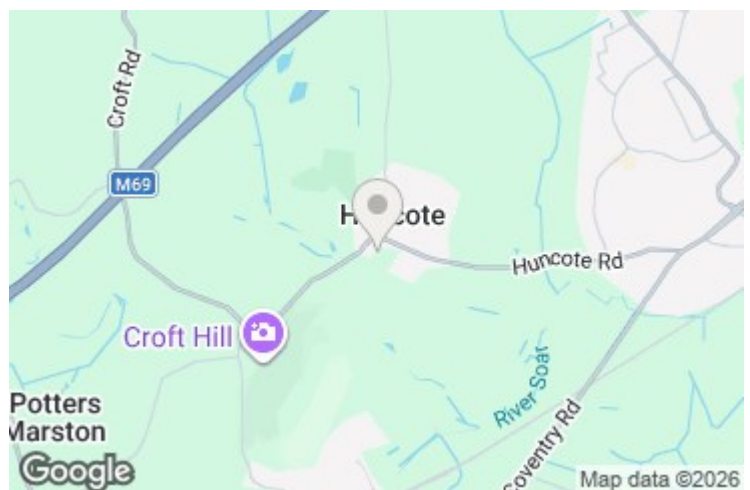
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(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.

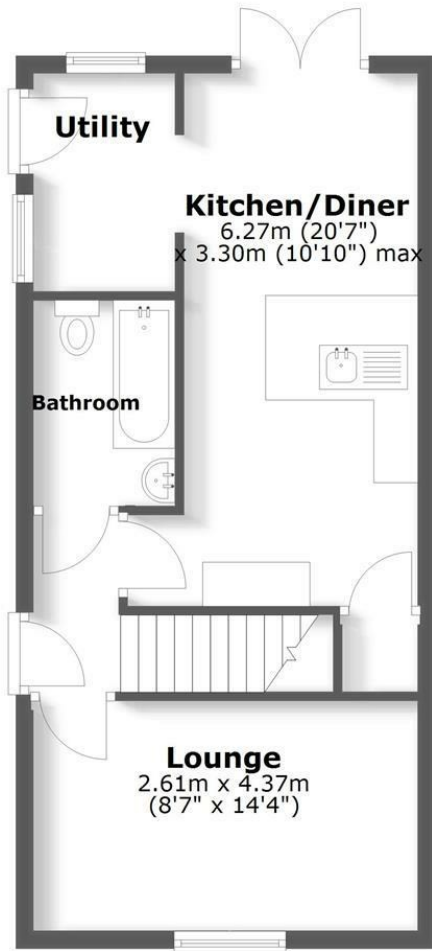
### Opening Hours

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



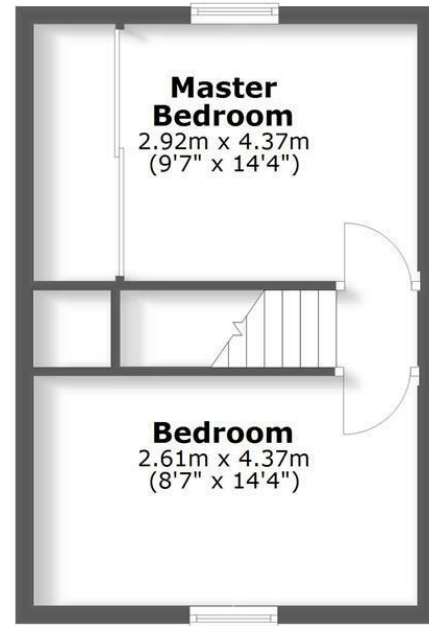
## Ground Floor

Approx. 42.5 sq. metres (457.6 sq. feet)

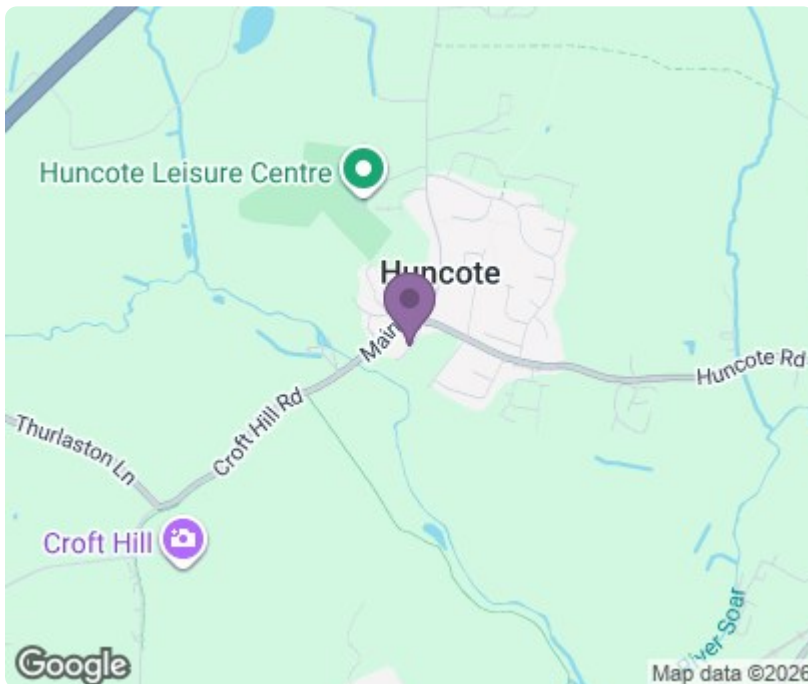


## First Floor

Approx. 28.9 sq. metres (310.6 sq. feet)



Total area: approx. 71.4 sq. metres (768.2 sq. feet)



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Vary energy efficient - lower running costs				Vary environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	