



**18 Field Close, Leicester, LE19 2JY**

**Offers Over £175,000**

Set at the head of a quiet cul de sac, this property is for sale with NO CHAIN! The property is perfect for a FTB/BTL and has accommodation briefly comprising: Entrance Porch, Kitchen, Living / Dining room. First Floor: Two DOUBLE bedrooms and a Bathroom. Outside: Enclosed rear garden and off road parking.

## Porch

With a door to the meter cupboard and the kitchen.

## Kitchen



With a window to the front aspect, a door to the living room and a storage cupboard. The kitchen is fitted with a range of wall and base units, with a freestanding oven with hob and an extractor over. There is space/plumbing for a fridge freezer and a washing machine.

## Lounge



With a door and window to the rear, fireplace and a spiral staircase. Radiator.

## Landing

With doors to all first floor accommodation and access to the loft space.

## Bedroom



With a window to the front aspect, a storage cupboard housing the water tank, radiator.

## Bathroom



Fitted with a low level WC, pedestal wash basin and bath with a shower over and a shower screen.

## Bedroom



With a window to the rear aspect, radiator.

## Outside



The rear garden is laid to patio and lawn, with a back gate allowing rear access.

The front of the property is laid to lawn.

## 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





		Current	Potential
<b>Energy Efficiency Rating</b>			
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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