CARLTON ESTATES

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

> SALES & LETTINGS









52 Healey Street, Wigston, LE18 4PX

£210,000

A beautifully presented traditional terraced home, ideally situated in South Wigston.

Significantly upgraded by the current owner, the property offers spacious and well-appointed accommodation comprising an entrance, two reception rooms, a fitted kitchen and a refitted ground-floor bathroom. Upstairs are three generously sized bedrooms - one benefiting from a balcony - and an additional WC. Outside, the property features an enclosed, well-maintained rear garden.

Front Reception Room
Entered via the front door, with a bay window to the front aspect, a feature fireplace and a useful understairs storage cupboard. Partially open access leads into the dining room.

Rear Recpetion Room
With a window overlooking the rear garden, feature open fireplace and a door leading into the kitchen.

Kitchen
A generously sized kitchen fitted with a range of wall and base storage units with work surfaces over and a breakfast bar. There is an integrated electric oven, hob with extractor over, a window to the side aspect and a door leading out to the rear garden. The combination boiler is housed within a fitted cupboard, with a further door providing access to the shower room.

Refitted Bathroom
Fully tiled and fitted with a three-piece suite comprising a bath with shower over and a glass screen, low-level WC and an inset wash basin with storage under. Heated towel rail / radiator.

First Floor Landing
With doors leading to all three bedrooms and the separate WC.

Bedroom One
A double bedroom with a window to the front aspect and fitted wardrobes.

Bedroom Two
A further double bedroom with a window to the rear aspect and a built-in wardrobe.

Bedroom Three
With a door leading to the balcony.

Balcony
A generous balcony accessed from bedroom three, providing an attractive additional feature to the property.

WC
Fitted with a low-level WC and wash hand basin.

Outside
To the front is a small gravelled garden enclosed by a low-level wall. Shared side access leads to the large rear garden, laid with a combination of paving and artificial turf.

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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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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* INTERNET advertising to include, Rightmove, ONTHEMARKET, FindaProperty and our own www.carltonestates.co.uk
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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.

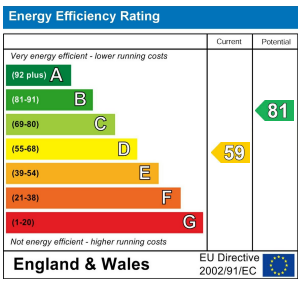
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

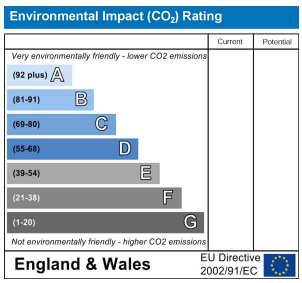
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

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









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