



33 Maple Tree Walk, Leicester, LE19 2JX

£225,000

NO CHAIN! Situated within a quiet cul de sac in the sought after village of Littlethorpe, this two bedroom semi detached bungalow offers an ideal opportunity for those looking to downsize. The accommodation briefly comprises: Entrance Hallway, Kitchen, Living room, Inner Hall, Two good sized bedrooms and a Shower room. Outside: Low maintenance rear garden, together with a small front garden and block paved driveway parking. The property further benefits from eight solar panels positioned towards the rear south facing garden. Whilst requiring some cosmetic improvement, the property offers excellent potential in a fantastic location. **MUST BE SEEN!**

Entrance Hallway

With doors leading to the kitchen and lounge and a door to a storage cupboard.

Kitchen

8'9" x 7'10" (2.69m x 2.39m)



With a range of wall and base storage units, a wall mounted boiler and space/plumbing for a washing machine, oven and fridge freezer.

Lounge

17'5" x 9'4" (5.33m x 2.87m)



With a window to the front aspect, and doors to the entrance hall and inner hall. Two radiators.

Inner Hallway

With doors leading to both bedrooms, a shower room and an airing cupboard.

Shower Room

7'8" x 4'7" (2.36m x 1.40m)



With a window to the side aspect, fitted with a low level WC, pedestal wash basin and a shower enclosure, with a heated towel rail/radiator.

Bedroom One

12'5" x 9'4" (3.81m x 2.87m)



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

Bedroom Two

9'6" x 7'10" (2.90m x 2.41m)



With a window to the rear aspect and a radiator.

Outside



To the front of the property is a block paved driveway parking and a small front garden which is laid to lawn with mature bushes. A side gate provides side access to the back garden. The rear garden is low maintenance patio with a graveled area and a mature shrub.

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



