



**22 Coltbeck Avenue, Leicester, LE19 3EJ**

**Offers Over £249,999**

**NO CHAIN - AN EXTREMELY WELL presented and EXTENDED three bedroomed semi detached home situated within a quiet and SOUGHT AFTER location! The SPACIOUS and WELL APPOINTED accommodation briefly comprises: Entrance hallway, Large living / dining room, BREAKFAST kitchen and a Side passageway. First Floor: Three GOOD SIZED bedrooms and a Bathroom. Outside: Enclosed and well tended rear garden, Driveway parking and a GARAGE.**

### Entrance Hallway

With a door leading from the porch into the hall, stairs rising to the first floor and doors leading to the kitchen and living room.

### EXTENDED Living / Dining Room

With a window to the front aspect, a feature fire place and an opening to the dining area. Radiator.

### Dining Area

With a window to the rear aspect, this large room has ample space for dining and living furniture. Radiator.

### EXTENDED Kitchen

With a window to the rear aspect and a door to the side passageway, which runs the full length of the property. Radiator.

The kitchen is fitted with a range of wall and base units with work surfaces over and tiled splashbacks. There is a fitted oven and space / plumbing for a range of white goods.

### Landing

With a window to the side aspect, doors leading to all first floor accommodation and a loft hatch.

### Bedroom One

With a window to the rear aspect and built in storage cupboards. Radiator.

### Bedroom Two

With a window to the front aspect, radiator.

### Bedroom Three

With a window to the front aspect, radiator.

### Family Bathroom

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

### Outside

The beautifully maintained rear garden is laid to a combination of turf, with well stocked surrounding borders, and a paved patio, together with a timber shed.

To the front of the property is driveway parking and a garage.

### 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.

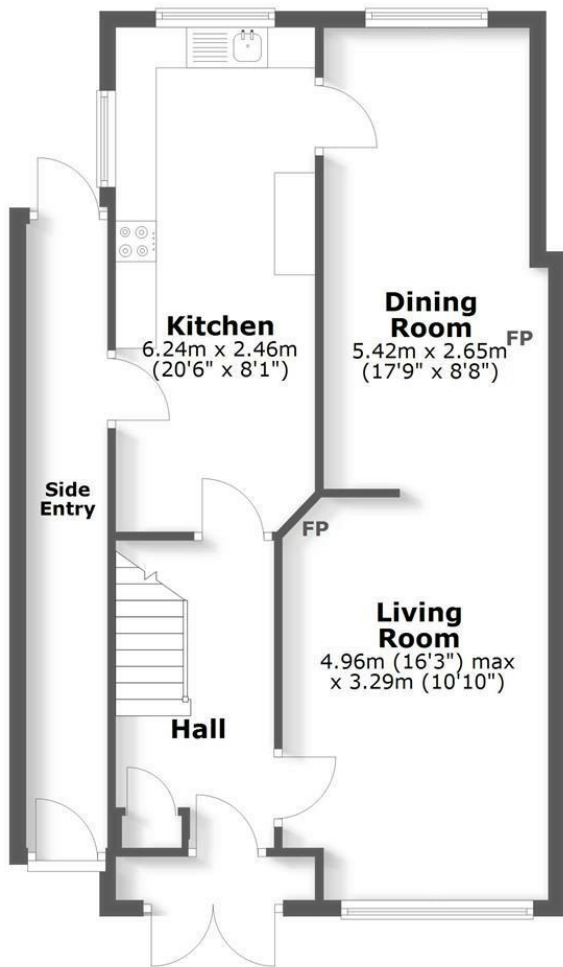
### Opening Hours

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



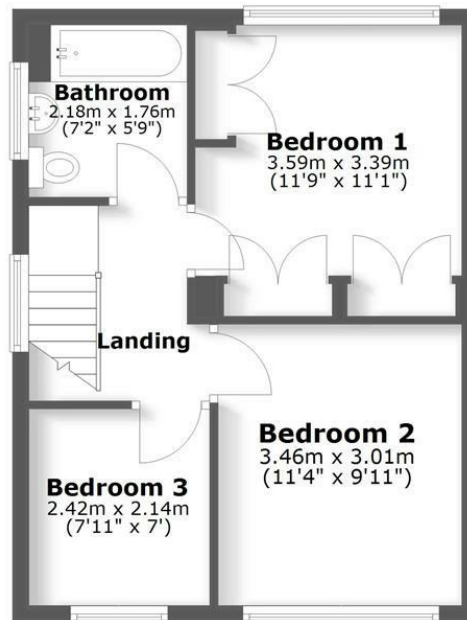
### Ground Floor

Approx. 64.2 sq. metres (691.2 sq. feet)

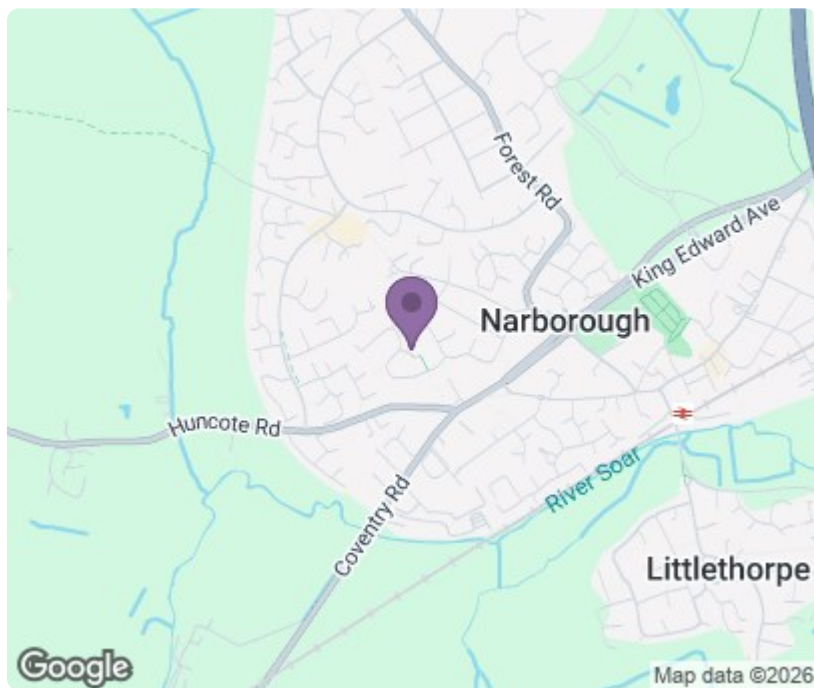


### First Floor

Approx. 38.0 sq. metres (409.4 sq. feet)



Total area: approx. 102.2 sq. metres (1100.5 sq. feet)



Energy Efficiency Rating	
Current	Potential
66	77

Very energy efficient - lower running costs

(92 plus) **A**  
(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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

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