



99 High Street, Leicester, LE9 8DS

£189,950

A well presented and spacious three bedroomed traditional mid terraced home with well appointed accommodation and a generous rear garden! In brief, the property comprises: Entrance hallway, Living room, Dining kitchen, Utility, Ground floor shower room. First Floor: Three bedrooms and a Bathroom. Outside: Enclosed and well maintained rear garden.

Entrance Hallway

With doors leading to the lounge and kitchen and stairs rising to the first floor. Radiator.

Living room



With a bay window to the front aspect, alcove in the chimney wall, radiator.

Kitchen



With a window to the rear aspect and door leading to the utility. The kitchen is fit with a range of wall and base units with worksurfaces over and tiled splashback. There is space/plumbing for a dishwasher and under counter fridge and freezer and a fitted electric oven with gas hob over and extractor hood. There's a further door to the pantry/storage cupboard.

Utility



With a window to the side aspect, door leading outside and a further door leading to the downstairs bathroom. The utility has some base

storage units and space/plumbing for a washing machine and a tumble dryer.

Additional Image

Ground Floor Shower Room



With a window to the side aspect, fitted with a low level w/c, wash basin and a shower cubicle. Radiator.

Bedroom One



With a window to the rear aspect, radiator.

Bedroom Two



With a window to the front aspect, radiator.

Bedroom Three



With a window to the front aspect, radiator.

Bathroom



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

Outside



The enclosed and generous rear garden is laid largely to lawn with surrounding borders, various seating areas and a brick-built outhouse.

Additional Image



Additional Image



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.

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.

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

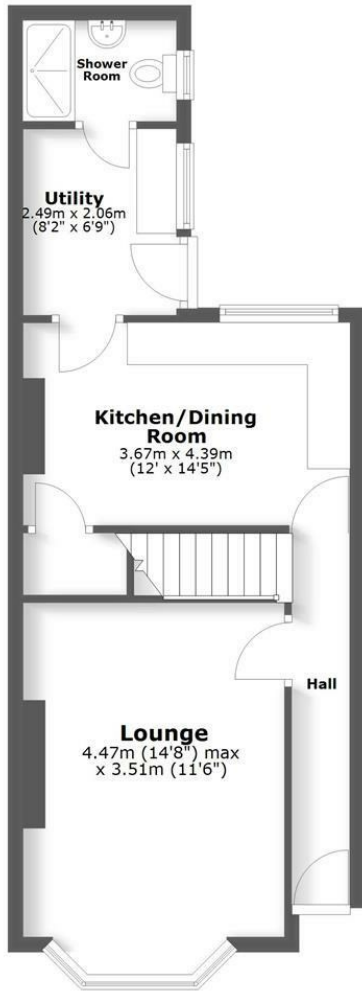
Opening Hours

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



Ground Floor

Approx. 44.4 sq. metres (477.7 sq. feet)

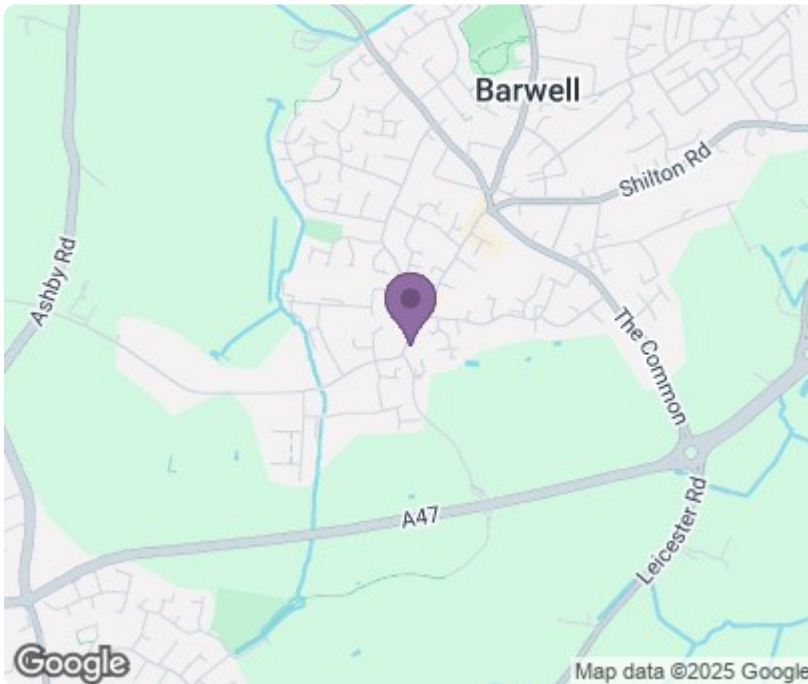


First Floor

Approx. 39.9 sq. metres (429.2 sq. feet)



Total area: approx. 84.3 sq. metres (906.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Vary 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	85

Environmental Impact (CO ₂) Rating		Current	Potential
Vary environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	