



15 Earnshaw Road, Leicester, LE9 4AG

£215,000

NO CHAIN! A well presented modern END TOWN HOUSE WITH A GARAGE! The accommodation, which has been well maintained throughout, briefly comprises: Entrance hallway, W/c, Kitchen, Living / dining room. First Floor: Two double bedrooms and a Family bathroom. Outside: Enclosed rear garden, Driveway parking, and a garage. **MUST BE SEEN!**

Entrance Hallway

With stairs rising to the first floor and doors leading to the kitchen, lounge and WC and a radiator.

WC



Fitted with a low level WC and pedestal wash basin, with tiled splashbacks and a radiator.

Kitchen



With a window to the front aspect, fitted with a range or wall and base storage units with worksurfaces over, a fitted oven with a gas hob over, together with an extractor hood. There is space/plumbing for a washing machine, tumble dryer and a fridge freezer. Radiator.

Lounge



With double patio doors leading to the rear garden and a radiator.

Landing

With doors off to all first floor accommodation, loft access and a radiator.

Bedroom One



With two windows to the front aspect and a radiator.

Bathroom



With an obscure window to the side aspect, fitted with a low level WC, pedestal wash basin and a bath with a shower over and a glass screen.

Bedroom Two



With a window to the rear aspect and a radiator.

Outside



The rear garden is low maintenance with paving and turf and a small planting area. There is a gate leading to the rear parking. To the rear is a garage with parking.

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



