CARLTON ESTATES

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

> SALES & LETTINGS

20 Haybarn Close, Leicester, LE19 2JU

£219,950

NO CHAIN - This two bedroom semi detached home, which has a GARAGE AND CARPORT sits within a quiet cul se sac and has well appointed accommodation briefly comprising: Entrance hallway, Living room, Dining kitchen, Two DOUBLE bedrooms and a Bathroom. Outside: Enclosed rear garden and a GENEROUS DRIVEWAY. Must be seen!

Entrance
With a door to the living room and a wall mounted alarm control panel.

Living Room

With a window to the front aspect, stairs off rising to the first floor and a door to the kitchen. Radiator.

Dining Kitchen

Fitted with a modern range of eye level and base level storage units with worksurfaces over and tiled splashbacks. There is a fitted electric oven, a gas hob and an extractor hood over, together with space / plumbing for a washing machine and fridge / freezer.
Windows overlook the rear garden and a door gives outside access. Radiator.

First Floor Landing
With doors off to all first floor accommodation.

Bedroom One

With a window to the rear aspect, radiator.

Bedroom Two

With a window to the front aspect, radiator.

Bathroom

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

Outside

The enclosed rear garden is laid largely to lawn with a paved patio area, and access to the garage, carport and a timber shed.
To the front of the property is a further area of lawn and a generous driveway.

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.

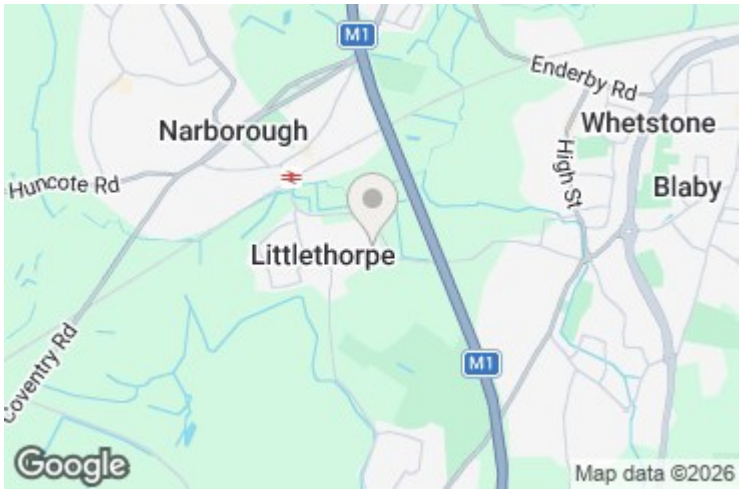
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

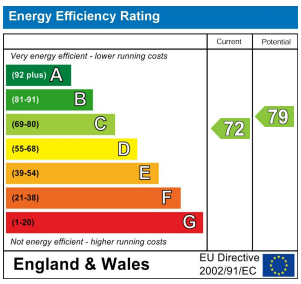
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

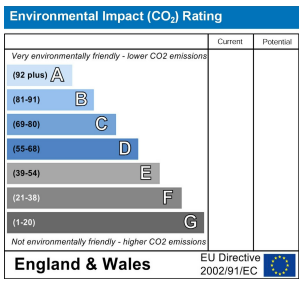
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

Opening Hours

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







Carlton Estates
8 Station Road
Narborough
Leicestershire
LE19 2HR

T. 0116 284 9636
E. sales@carltonestates.co.uk

Carlton Estates (Narborough) Ltd. Registered in England No 5146293