



43 Leicester Road, Leicester, LE9 4JE

Offers Over £370,000

A quintessentially British 18th-century thatched cottage situated in the ever-popular village of Sapcote.

This charming property has been significantly updated and superbly maintained by the current owners. Occupying a generous wrap-around plot, it offers spacious and well-presented accommodation comprising: Living room, breakfast kitchen, sitting room, dining/garden room, utility room, and a ground-floor bathroom.

To the first floor are two double bedrooms.

Outside, the property benefits from beautifully maintained gardens providing year-round interest, together with a detached garage and driveway parking.

Living Room

The character and charm of this delightful cottage are immediately evident upon entering, with exposed beams, a feature fireplace, and two windows to the front aspect creating a warm and inviting atmosphere.

Breakfast Kitchen

The kitchen area has a window to the rear aspect, and is fitted with a modern and quality range of eye level and base level storage units with worktops over. There is space for a range-style cooker with an extractor hood over.

Sitting Area

With a bay window to the side aspect, double opening French doors to outside and stairs off rising to the first floor.

Dining / Garden Room

A fabulous addition to the property, creating a further versatile living space with bi-folding doors to outside.

Utility

With a window to the side aspect, and space / plumbing for a washing machine and tumble dryer.

Ground Floor Bathroom

With a window to the front aspect, fitted with a low level w/c, inset wash basin with storage under and a 'P' shaped bath with shower over and a glass screen. Heated towel rail / radiator.

First Floor Landing

With doors off to both bedrooms.

Bedroom One

With a window to the front aspect and fitted storage.

Bedroom Two

With a window to the front aspect.

Outside

The outside space to this property has been beautifully maintained, being laid largely to lawn with well-stocked surrounding borders creating year-round interest. There is a large paved patio area, along with an outdoor w/c, detached garage and driveway 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.

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IF YOU ARE THINKING OF SELLING YOUR PROPERTY
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Carlton Estates are an independent and family run estate agency specialising in the local market, having a reputation for quality, service and customer care.

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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.

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- * THE local agent
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 - * 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.

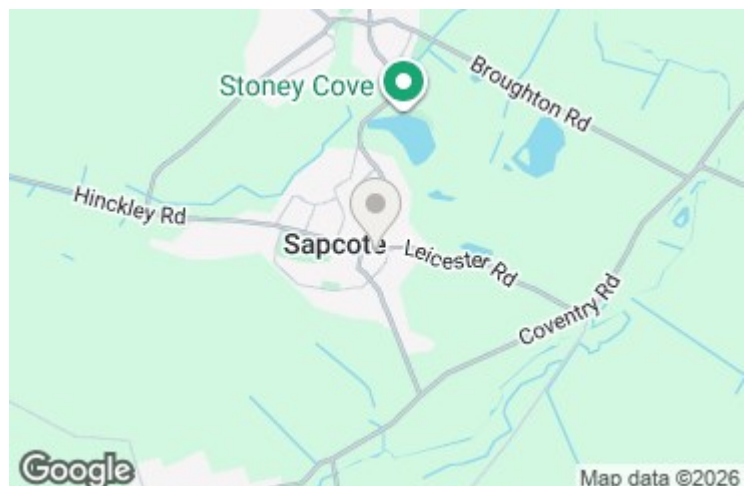
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(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.

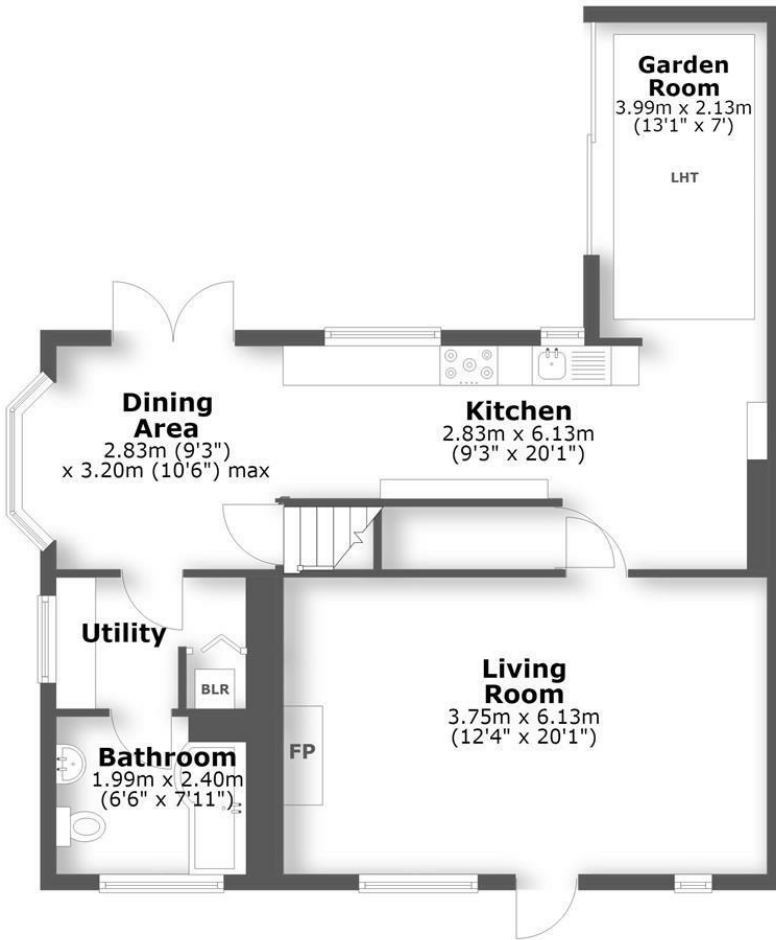
Opening Hours

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



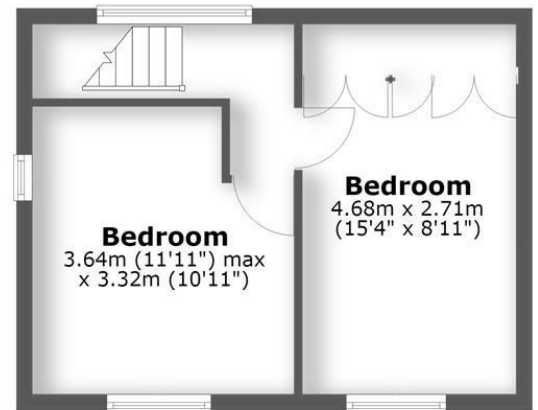
Ground Floor

Approx. 69.1 sq. metres (743.3 sq. feet)



First Floor

Approx. 28.7 sq. metres (308.8 sq. feet)



Total area: approx. 97.7 sq. metres (1052.1 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	64 69

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	