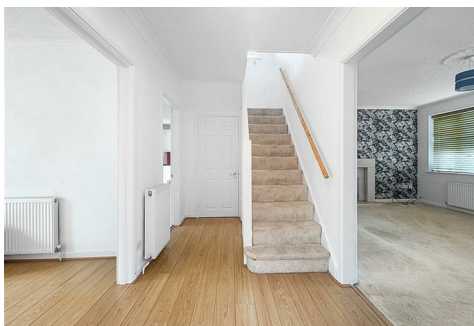




3 Roy Close, Leicester, LE19 2DN

£310,000

Situated in the heart of Narborough Village, within easy reach of local amenities and major motorway junctions, this EXTENDED detached family home has spacious accommodation briefly comprising: Entrance hallway, Living room, Dining room, LIVING kitchen, Three GOOD SIZED bedrooms and a Bathroom. Outside: Enclosed rear garden, Garage and Driveway parking. NO CHAIN!

Entrance Hallway



With doors off to all ground floor accommodation, and stairs off rising to the first floor.

Living Room



With two windows to the front aspect and a feature fireplace.

Dining Room



With sliding patio doors leading to the rear garden.

Extended Living Kitchen



With dual aspect windows, this large room has ample room for a range of family sized living / dining furniture. The kitchen area is fitted with a range of cream eye level and base level storage units with contrasting worktops and splashbacks. There is a fitted oven, electric hob with an extractor hood over and space / plumbing for a range of white goods.

Additional Image



Additional Image



Additional Image



Additional Image



Ground Floor Wc

Fitted with a low level w/c and wash basin.

First Floor Landing

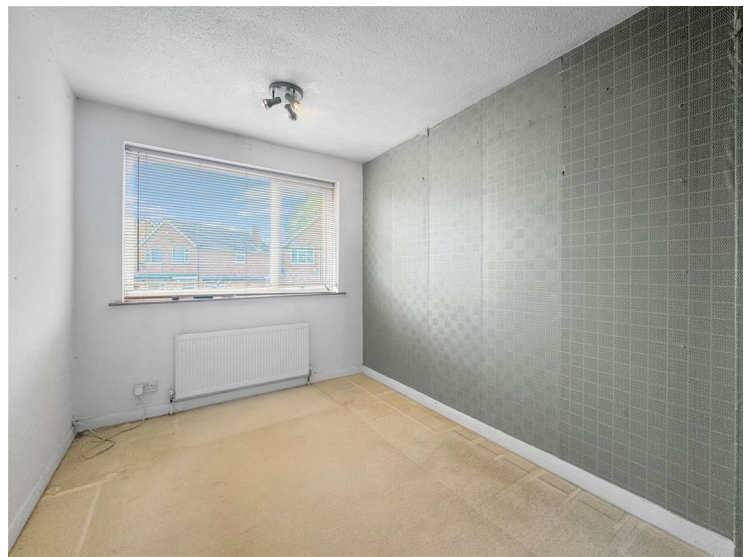
With doors off to all first floor accommodation.

Bedroom One



With two windows to the front aspect and a range of fitted wardrobes and storage units.

Bedroom Two



With a window to the rear aspect.

Bedroom Three



With a window to the rear aspect.

Family Bathroom



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

Outside



Laid largely to artificial lawn with partial surrounding borders and a paved patio area.
To the front of the property is driveway parking and access to the 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.

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.

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.

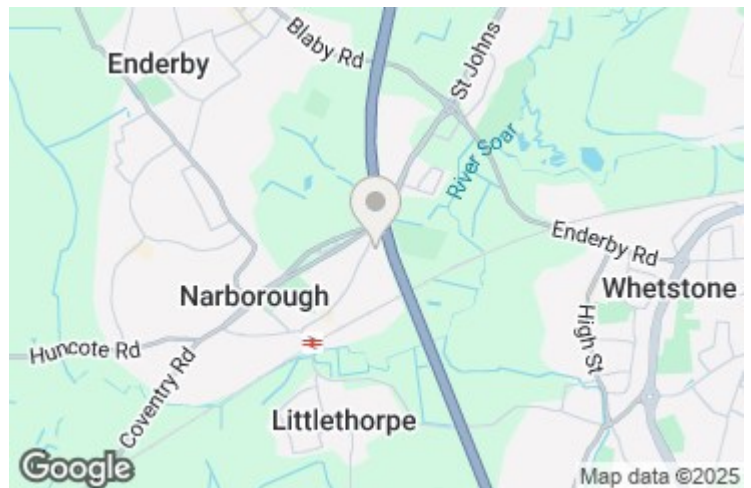
Our guarantee to you is that through our professionalism and attention to detail in every respect, we will endeavor to ensure the entire process is as straight forward and hassle free as possible.

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

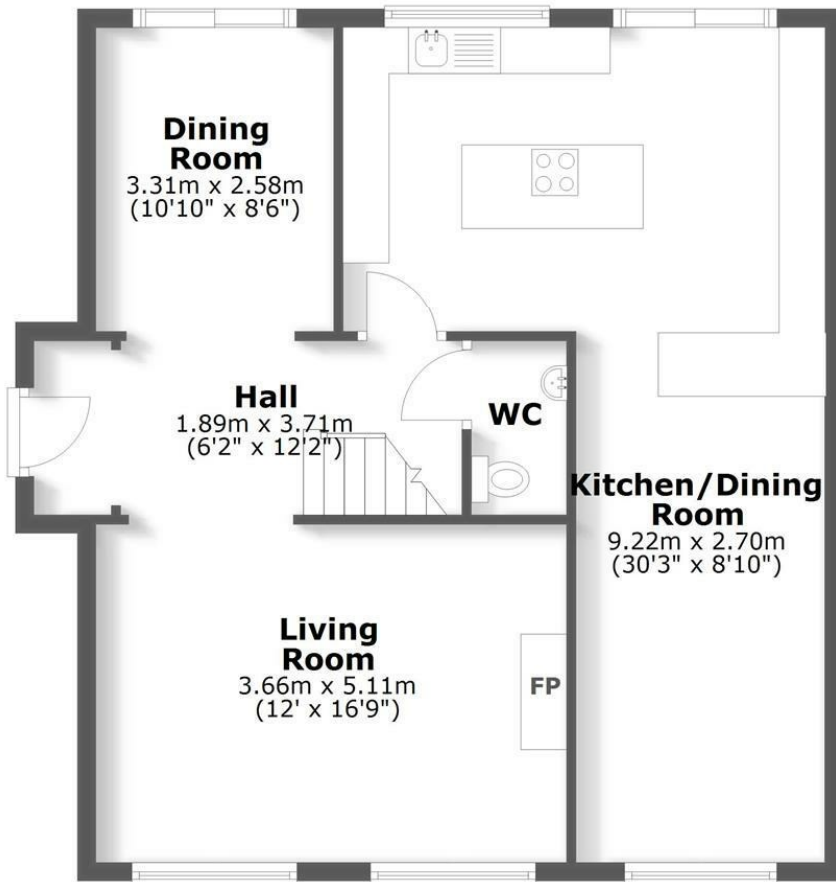
Opening Hours

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



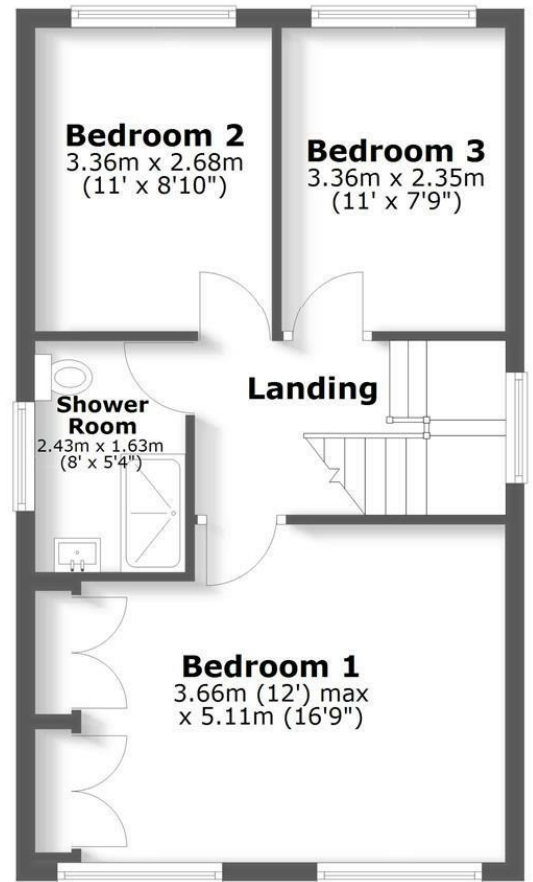
Ground Floor

Approx. 73.2 sq. metres (787.4 sq. feet)

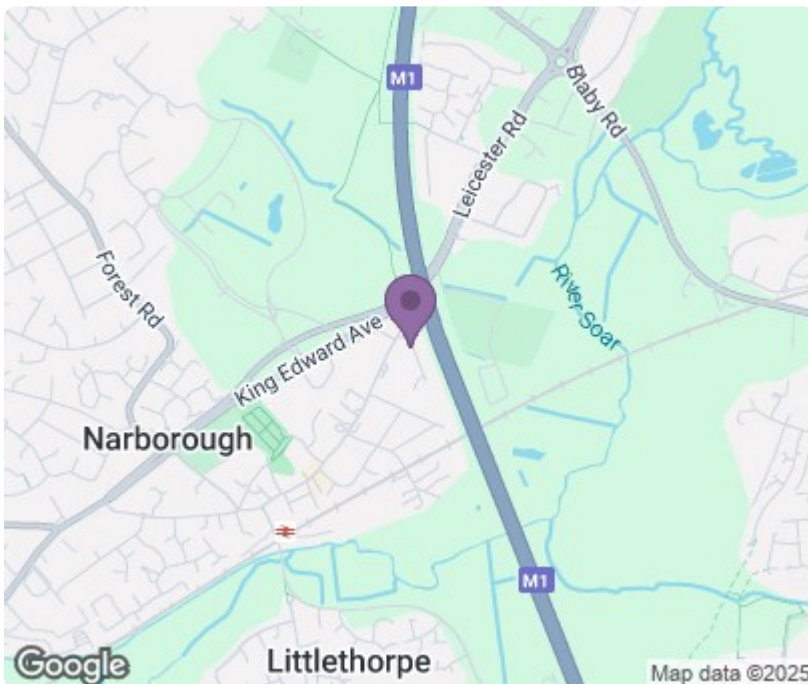


First Floor

Approx. 46.5 sq. metres (500.3 sq. feet)



Total area: approx. 119.6 sq. metres (1287.8 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		63	69
England & Wales		EU Directive 2002/91/EC	

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	