

## 65 Ridleys Close, Leicester, LE8 5AG

**£289,950**

Situated on the edge of a MODERN development, with views over OPEN COUNTRYSIDE! Having been maintained to an EXCELLENT STANDARD by the current vendors, this property has SPACIOUS and well appointed accommodation, briefly comprises: Entrance hallway, DINING kitchen, Living / dining room, Ground floor w/c. First Floor: Three bedrooms, EN SUITE and a Family bathroom. Outside: Enclosed and SOUTH FACNIG rear garden and driveway parking. MUST BE SEEN!

### **Entrance Hallway**

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

### **Ground Floor WC**

With a window to the front aspect, pedestal wash basin and a low level w/c. Radiator.

### **Living / Dining Room**

With a window to the front aspect and double opening French doors to outside. Two radiators.

### **Dining Kitchen**

With a window to the rear aspect overlooking the garden and a door to the side driveway.

The kitchen is fitted with a modern range of eye level and base level storage units with work surfaces over and matching upstands. There is a fitted electric oven with a gas hob and extractor hood over, together with a range of integral white goods. Radiator.

### **First Floor Landing**

With doors off to all first floor accommodation.

### **Bedroom One**

With a window to the front aspect, fitted wardrobes and a door to the ensuite. Radiator.

### **En Suite**

With a window to the front aspect, fitted with a low level w/c, wash basin and a shower cubicle. Heated towel rail / radiator.

### **Bedroom Two**

With a window to the rear aspect, fitted wardrobes, radiator.

### **Bedroom Three**

With a window to the rear aspect, radiator.

### **Family Bathroom**

With a window to the side aspect, fitted with a modern suite to include a low level w/c, a pedestal wash basin and a bath with a shower oven and glass screen.. Heated towel rail / radiator.

### **Outside**

The enclosed, SOUTH FACING and well maintained rear garden is laid largely to lawn with a paved patio area and various planted area. To the side of the property is 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.

### **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](http://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.

### **Offer Procedure**

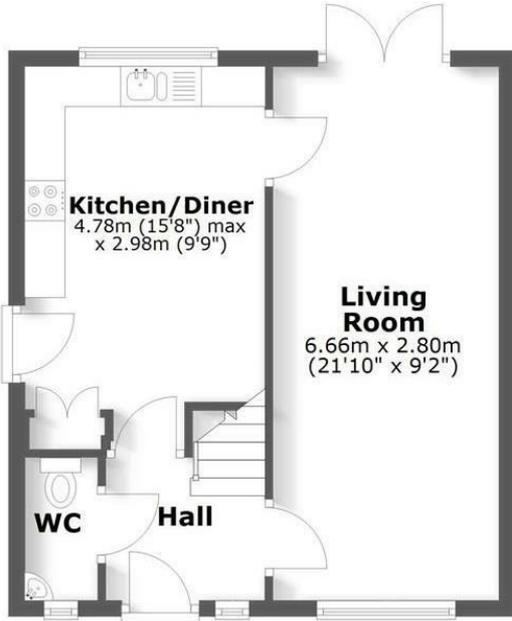
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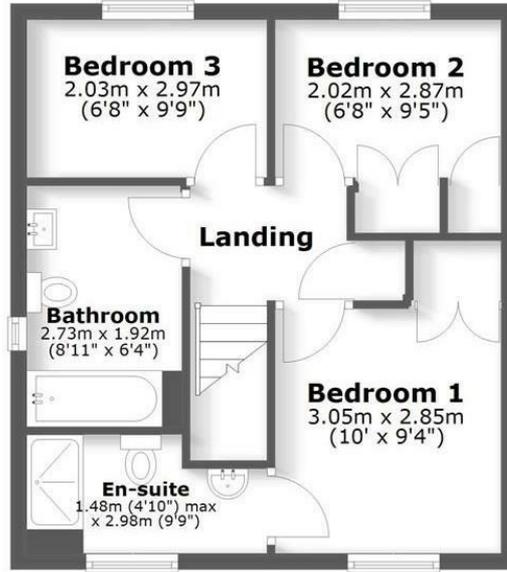
### Ground Floor

Approx. 39.1 sq. metres (421.3 sq. feet)



### First Floor

Approx. 39.8 sq. metres (427.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	75	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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