CARLTON ESTATES
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> SALES & LETTINGS









8 Snowdrop Close, Leicester, LE19 3YB

Offers In The Region Of £370,000

NO CHAIN! Situated in a highly regarded area on the ever-popular Pastures development in Narborough, this property has been partially renovated, giving purchasers the opportunity to complete the remaining work to their own taste. The work already carried out has been finished to a very good standard and includes a brand-new kitchen, utility room and bathroom.

The accommodation briefly comprises: entrance hallway, living room, open-plan refitted dining kitchen, utility room, playroom (formerly part of the garage), conservatory and ground-floor w/c. To the first floor are four good-sized bedrooms, an en suite and a refitted family bathroom.

Outside, there is an enclosed rear garden, driveway parking and the remaining section of the garage. Must be seen!

Entrance Hallway
With stairs rising to the first floor and a door to the living room and the downstairs WC.

Lounge




With a widow to the front aspect, a door leading to the kitchen diner and a radiator.

Kitchen Diner






Newly refitted with a range of shaker style wall and base units, complementary work surfaces and matching upstands, incorporating a sink with mixer tap and a breakfast bar. Appliances include a dishwasher, built-in double oven and gas hob with extractor above. With windows to the rear aspect, an opening to the utility and sliding patio doors leading into the conservatory.

Utility



Fitted with a base cupboard with work surface over and under counter space for appliances. There is a wall mounted boiler and a door leading outside.

Playroom



With a window to the side aspect and a radiator.

Conservatory



Overlooking the rear garden and with sliding doors providing access to the garden.

Landing
With doors leading off to all first floor accommodation.

Bedroom



With a window to the rear aspect and a radiator.

Bedroom



With a window to the front aspect and a radiator.

Bedroom



With a window to the front aspect and a radiator.

Bedroom



With a window to the front aspect and a radiator.

Bathroom



With a window to the rear aspect, the bathroom is newly refitted with a white suite comprising paneled bath with glass screen, a hand wash basin wirth vanity storage and a low level wc.

En Suite



With a window to the rear aspect, the previous suite has been

removed ready for renovation, offering purchasers the opportunity to refit to their own taste.

Outside



The enclosed rear garden is set on two levels, with a block-paved patio providing space for outdoor seating and steps lead up to a raised lawn.
To the front of the property there is a block paved driveway which provides off road parking and access to the remaining garage storage area. There is an area of lawn with established shrub borders and a low hedge. A side gate provides access to the rear garden.

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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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.

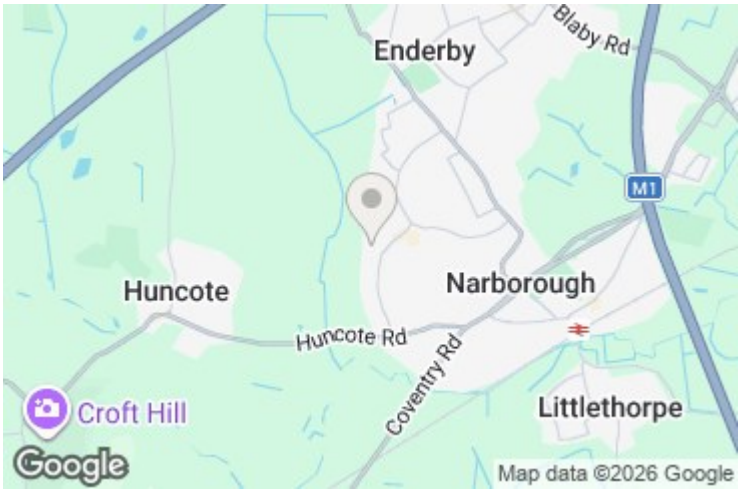
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

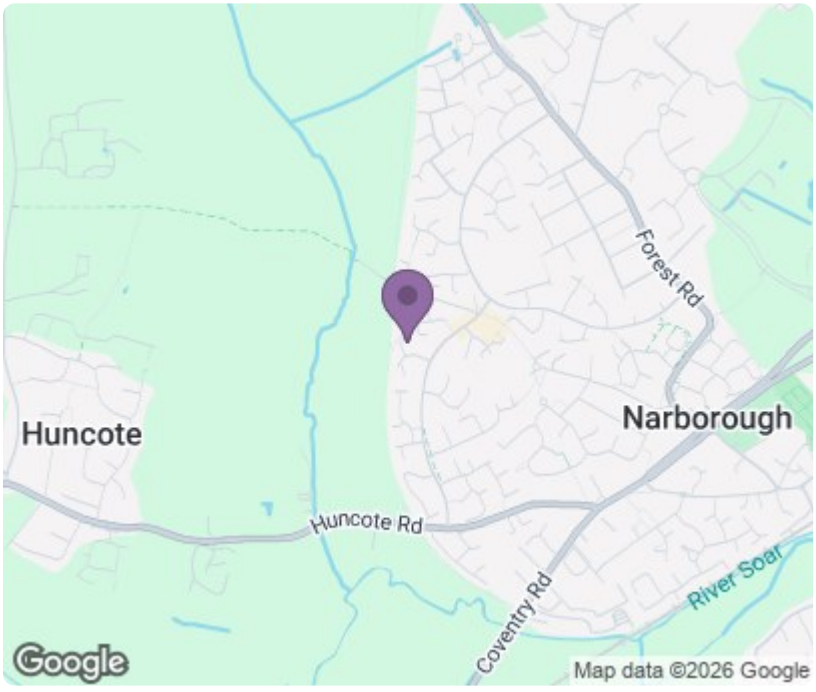
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

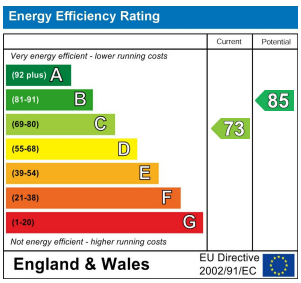
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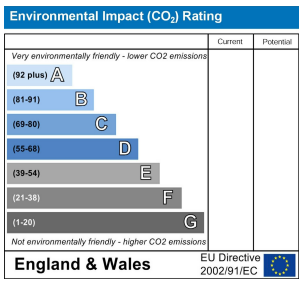
Opening Hours

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









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