



**42 Harvest Way, Leicester, LE9 6WL**

**£289,950**

**THIS PROPERTY IS OUTSTANDING!** Having been updated and maintained to a **SUPERB STANDARD** by the current vendors, the well appointed and **SPACIOUS** accommodation briefly comprises: Entrance, **LARGE** Dining kitchen, W/c, Living room. First Floor: Three bedrooms and a Bathroom. Outside: Enclosed rear garden and Driveway parking.

## Entrance

## Dining Kitchen

With a window to the front aspect, this large room has ample space for a family dining table.

The kitchen area is fitted with a modern range of eye level and base level storage units with granite worksurfaces over and matching upstands. There is a fitted double electric oven, an induction hob and extractor hood over, together with an integral dishwasher, fridge / freezer and space for a washing machine.

## Additional Image

## W/c

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

## Living Room

With double opening French doors to outside, a window overlooking the rear garden and stairs off rising to the first floor. Radiator.

## First Floor Landing

With doors off to all first floor accommodation.

## Bedroom

With a window to the rear aspect, radiator.

## Bedroom

With a window to the front aspect, radiator.

## Bedroom

With a window to the rear aspect, radiator.

## Bathroom

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

## Outside

The enclosed and well maintained rear garden is laid largely to lawn with surrounding borders and a paved patio area. Gated side access leads to the front of the property, where there 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.

## Opening Hours

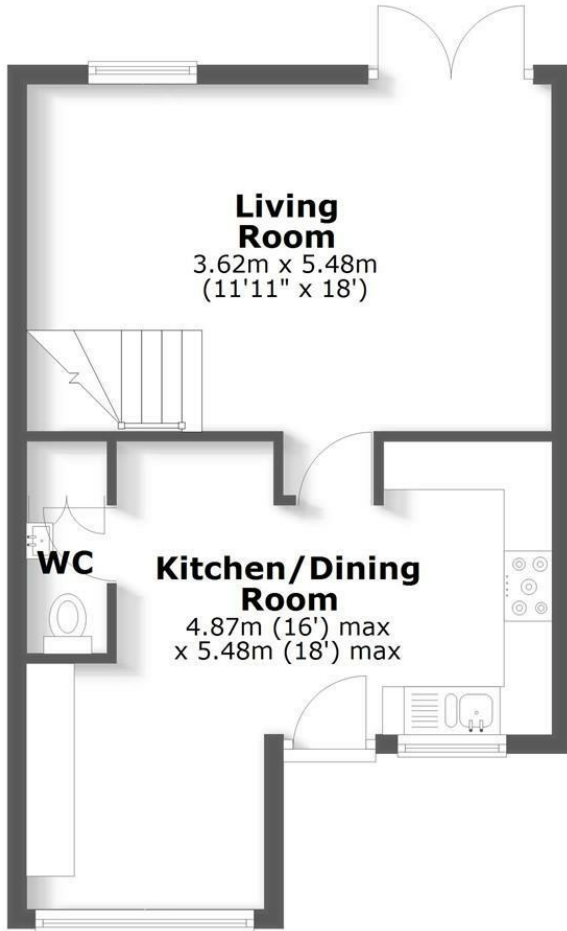
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



\* THE local agent

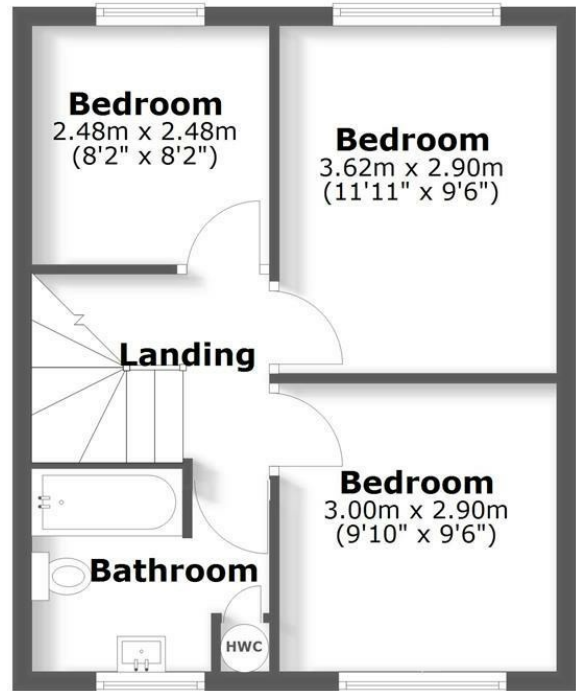
## Ground Floor

Approx. 41.6 sq. metres (447.3 sq. feet)



## First Floor

Approx. 36.8 sq. metres (396.6 sq. feet)



Total area: approx. 78.4 sq. metres (843.9 sq. feet)



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		76	81				