CARLTON ESTATES
8 Station Road Narborough Leicestershire LE19 2HR
0116 284 9636 www.carltonestates.co.uk

> SALES & LETTINGS

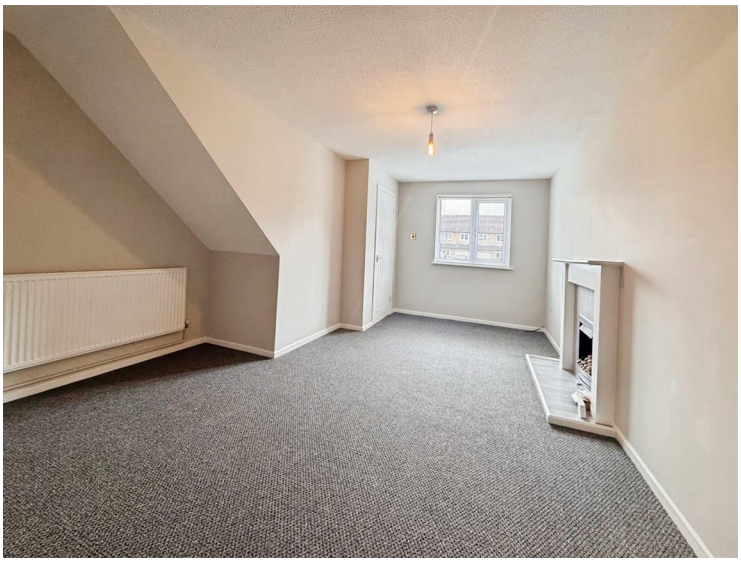
13 Fletchers Close, Leicester, LE19 2PX

£210,000

NO CHAIN! Situated in a quiet cul-de-sac, this BEAUTIFULLY PRESENTED modern home has recently been REFURBISHED throughout. The well-appointed accommodation briefly comprises: Entrance hallway, spacious living/dining room, REFITTED KITCHEN and a CONSERVATORY. To the first floor are two good-sized bedrooms and a bathroom. Outside, the property benefits from an enclosed rear garden and a LARGE DRIVEWAY providing ample off-road parking. MUST BE SEEN!

Entrance Halway

Living / Dining Room



With a window to the front aspect, feature fireplace and a radiator.

Kitchen

With a door through to the conservatory and a window to the rear aspect, the kitchen has been refitted with a modern range of eye level and base level storage units with worksurfaces over and matching upstands. There is a fitted electric oven, hob and extractor and space / plumbing for a range of white goods. Radiator.

Conservatory

An excellent addition to the property, providing a further versatile living space, with large sliding doors to the outside.

First Floor Landing

With doors off to all first-floor accommodation.

Bedroom

With a window to the front aspect, builtin storage cupboard, and a radiator.

Bedroom

With a window the rear aspect, built in storage cupboard and a further cupboard which houses the combination boiler. Radiator.

Bathroom

With a window to the rear aspect, fitted with a low level w/c, wash basin and a bath with shower over. Radiator.

Outside

The enclosed and well-tended rear garden is laid to a combination of recently laid lawn, gravel and a paved patio.
To the side of the property is a generous driveway for 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
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.

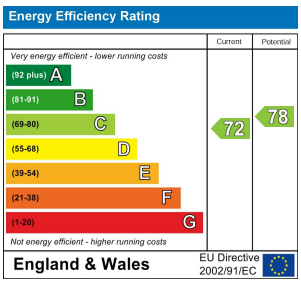
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

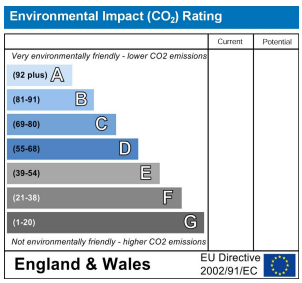
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

Opening Hours

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

Huncote
Huncote Rd
Littlethorpe
Coventry Rd
M1
M1
River Soar
Google
Map data ©2026 Google





Carlton Estates
8 Station Road
Narborough
Leicestershire
LE19 2HR

T. 0116 284 9636
E. sales@carltonestates.co.uk

Carlton Estates (Narborough) Ltd. Registered in England No 5146293