

## 9 Uppingham Drive, Leicester, LE9 6SG

**£259,950**

An EXTREMELY WELL PRESENTED and MODERNISED three bedroom end terraced home in a popular residential location. The property comprises: Entrance hall, Lounge, MODERN fitted kitchen diner and downstairs W.C. To the first floor are three bedrooms and a contemporary family bathroom. Outside, there is ample driveway parking to the front and an enclosed garden to the rear. Having been tastefully improved throughout, this property offers stylish accommodation, making it an ideal first time buy or family home.

Conveniently located close to local amenities, schools and transport links. **MUST BE SEEN!**

### Entrance Hallway



With a window to the side aspect, stairs rising to the first floor and doors leading to the lounge, kitchen and wc.

### Lounge



With a window to the front aspect and a radiator.

### Kitchen Diner



With a window to the rear aspect and patio doors leading to the garden. The kitchen is fitted with a range of wall and base storage units, with worksurfaces over. There is an integrated fridge freezer, electric hob with extractor over and a dishwasher. There is space/plumbing for a washing machine. Radiator.

### Landing

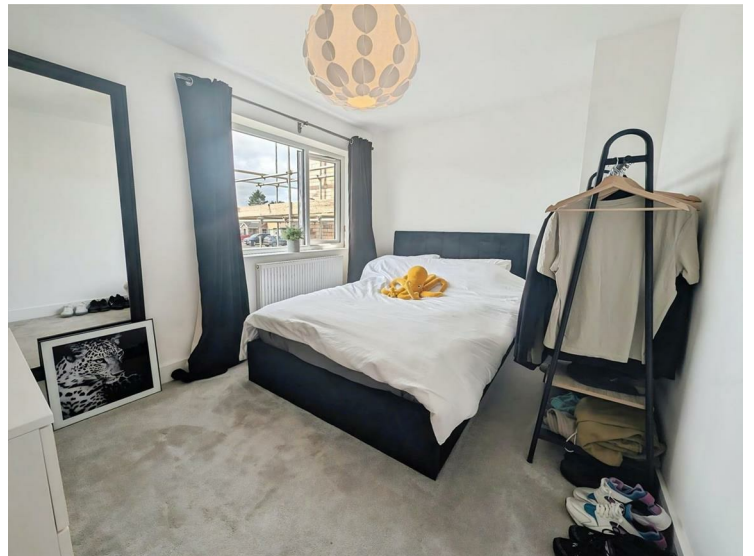
With doors leading to all first floor accommodation and loft access.

### Bathroom



With an obscure window to the rear aspect, fitted with a low level wc, a vanity wash basin and a bath with a shower over and glass screen. Heated towel rail/radiator.

### Bedroom One



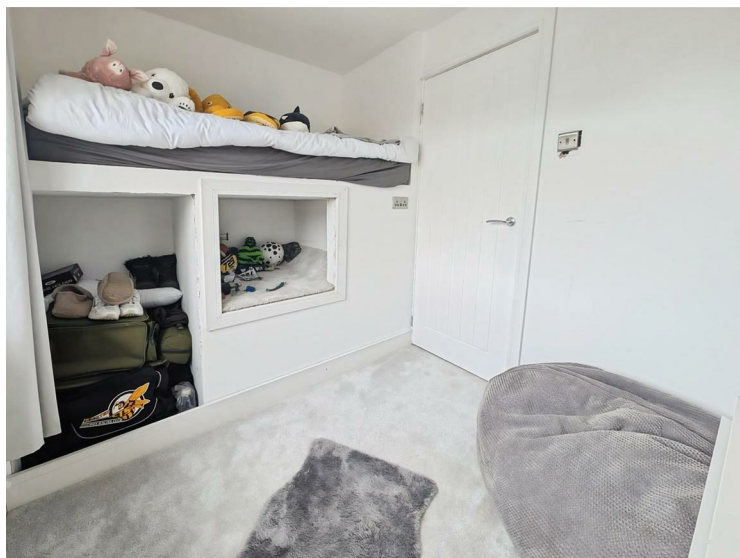
With a window to the rear aspect and a radiator.

### Bedroom Two



With a window to the front aspect and a radiator.

### Bedroom Three



With a window to the front aspect and a radiator.

### Outside



The enclosed rear garden is largely laid to lawn with a patio area and gated access to the garage block behind the property. An alleyway runs down the side of the house, providing access to the driveway. To the front of the property is ample driveway parking. The curb has not yet been dropped but is in the process. There is a single garage to the rear of the property.

### 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.

### 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

### 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.

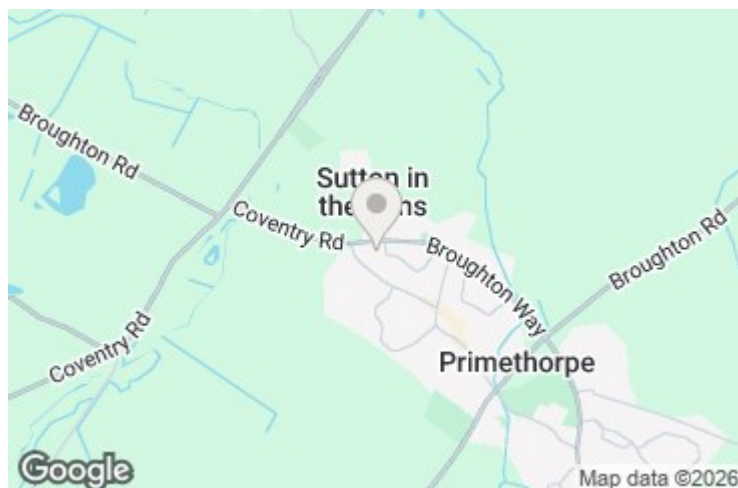
### Notes For Purchasers

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.

### Opening Hours

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





Energy Efficiency Rating		Current	Potential
Vary 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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Vary 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>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		