



60 King Street, Leicester, LE19 4NT

£210,000

A traditional and very spacious end of terraced home in the ever popular village of Enderby benefitting from OFF ROAD PARKING! The well appointed and REDECORATED accommodation briefly comprises: Entrance, Front and rear reception rooms, Kitchen, Two DOUBLE bedrooms and Bathroom. Outside: Enclosed rear garden and DRIVEWAY parking to the side.

Front Reception Room



Via a Upvc front door, with windows to the side and front aspects, meter cupboard, radiator.

Master Bedroom



With window to the front and side aspects, feature fireplace, radiator.

Rear Reception Room



With a window to the rear aspect, stairs off rising to the first floor, doors to a storage cupboard and to the kitchen, radiator.

Bedroom Two



With windows to the rear and side aspects, radiator.

Kitchen

With windows to the rear and side aspects, fitted with a range of base and eye level units with rolled edge work surfaces over and matching upstands. There is space / plumbing for a washing machine, cooker and fridge / freezer. Radiator.

First Floor Landing

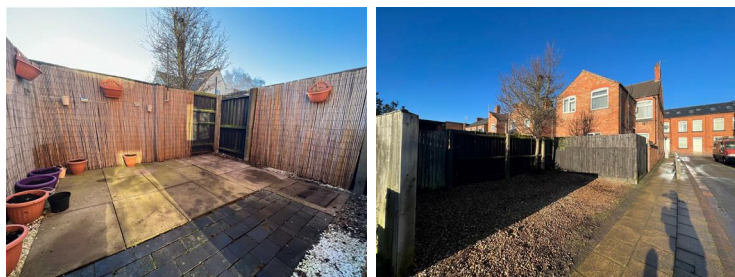
With doors off to all first floor accommodation.

Bathroom



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

Outside



The enclosed and low maintenance rear garden is laid to a paved finish with gated access which leads to off road 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.

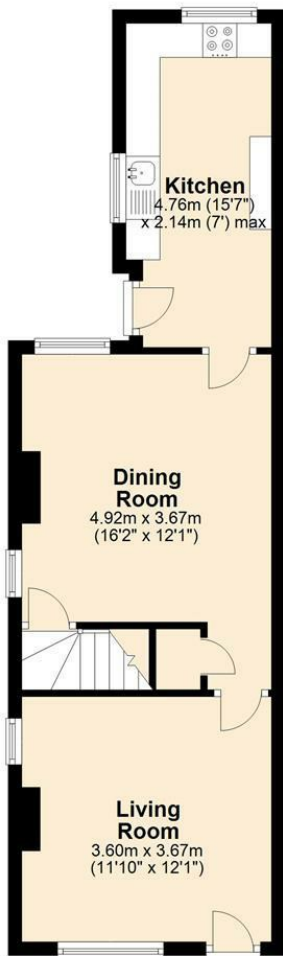
Opening Hours

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



Ground Floor

Approx. 41.7 sq. metres (449.0 sq. feet)



First Floor

Approx. 42.1 sq. metres (452.7 sq. feet)



Total area: approx. 83.8 sq. metres (901.7 sq. feet)

This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.



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

Environmental Impact (CO ₂) Rating	
Current	Potential
Vary environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	