



## 37 Desford Road, Leicester, LE9 7TE

**Offers Over £219,995**

Charming two bedroom home in the highly desirable village of Thurlaston, beautifully presented throughout and ready to move straight into.

This attractive property offers stylish and well maintained accommodation, including a fitted kitchen with integrated appliances, a recently updated bathroom and tasteful décor throughout. To the rear, there is a low maintenance courtyard garden, ideal for relaxing or entertaining.

Set within a sought after village location, the property enjoys lovely surroundings with countryside walks and open views close by, while also benefiting from excellent access to the M1, M69 and A5, making it ideal for commuters. Thurlaston also offers a good range of local amenities, including shops, a Co op supermarket, medical centre and well regarded schooling.

A fantastic opportunity for first time buyers, downsizers or investors looking for a well presented home in a popular village setting.

## Living Room



Entered via a Composite front door, with a window to the front aspect, log burner and a door leading to the stairs and dining room. Radiator.

## Master Bedroom



With a window to the front aspect and a radiator.

## Kitchen/Diner



With windows to the rear aspect and a door leading to the rear garden. The kitchen is fitted with a range of wall and base units with integral appliances, with work surfaces over. There is a built in electric oven and hob with an extractor over. Space for dining table and chairs. Radiator.

## Bedroom Two



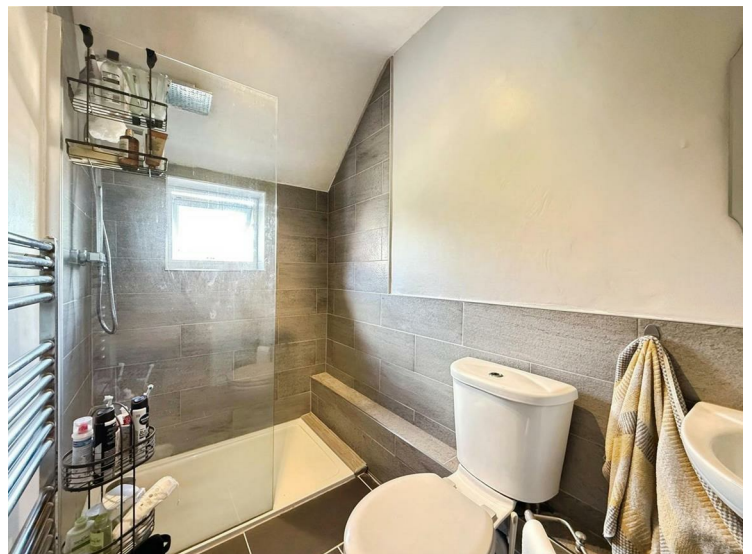
With a window to the rear aspect, storage cupboard and a radiator.

## Landing



With a storage cupboard and doors leading to both bedrooms and a shower room.

## Shower Room



Recently renovated with a large shower enclosure, a low level wc and a hand wash basin. Heated towel rail/radiator.

## Garden



Low maintenance Courtyard Garden with side access.

## 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.

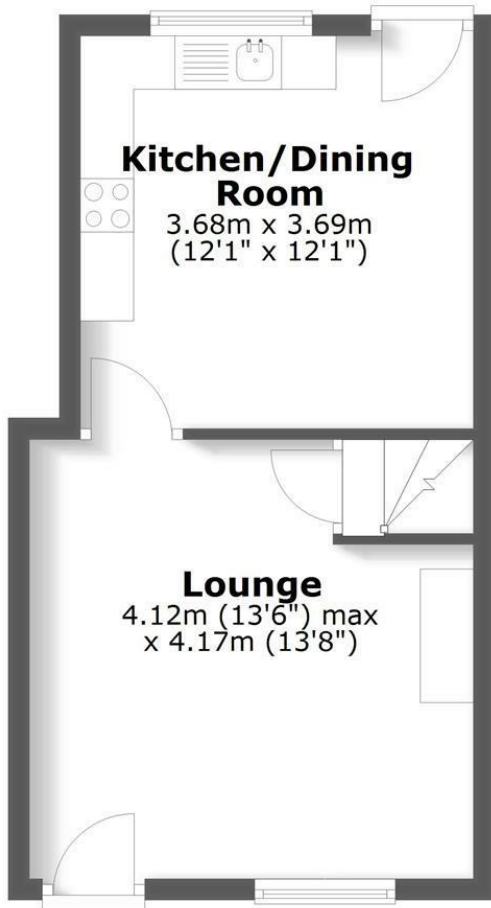
## Opening Hours

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



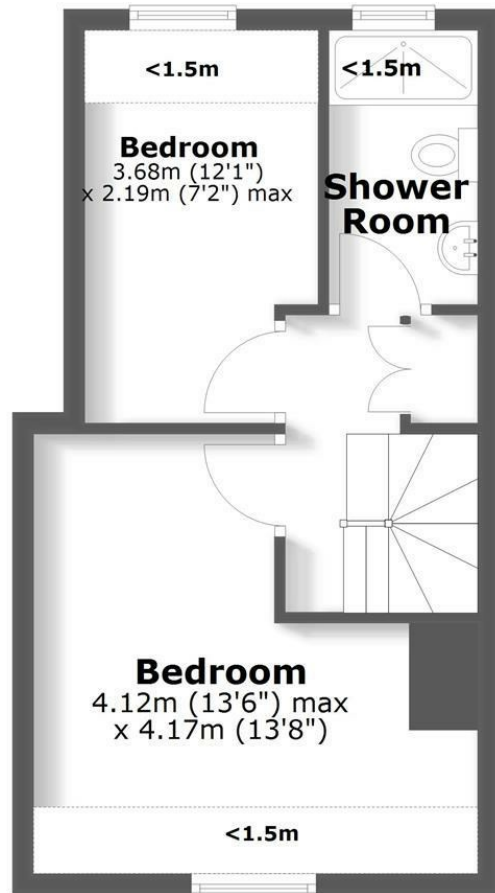
## Ground Floor

Approx. 31.1 sq. metres (334.9 sq. feet)



## First Floor

Approx. 30.8 sq. metres (331.7 sq. feet)



Total area: approx. 61.9 sq. metres (666.6 sq. feet)



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Vary 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	