



13 Alyssum Way, Leicester, LE19 3WP

£364,950

NO CHAIN - Situated within a quiet cul de sac on the ever popular Pastures development in Narborough, this very well presented detached family home has accommodation briefly comprising: Entrance hallway, Living room, Dining room, Conservatory, Refitted kitchen, Utility, Ground floor w/c, First Floor: Four bedrooms and Family bathroom. Outside: Enclosed rear garden, Driveway parking and a Garage.

Entrance Hallway



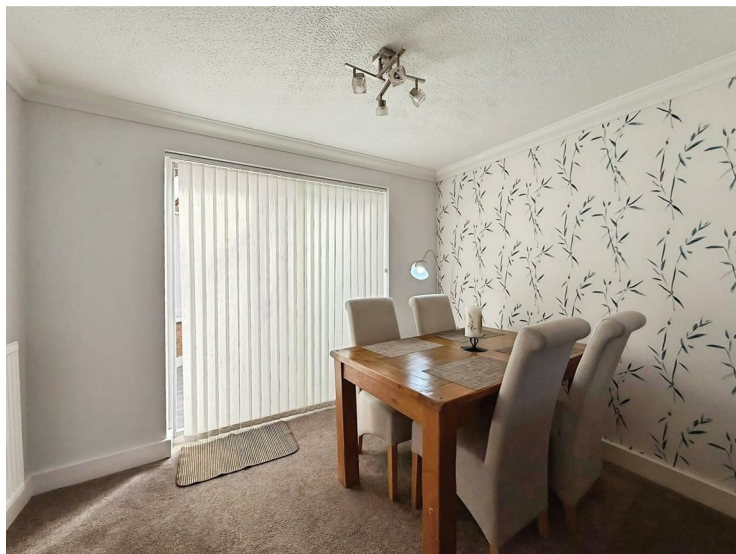
With a window to the side aspect, stairs off rising to the first floor, door to the living room, radiator.

Living Room



With a window to the front aspect, feature fireplace, opening to the dining room, radiator.

Dining Room



With sliding patio doors to the conservatory, door to the kitchen, radiator.

Conservatory



An excellent addition to the property which provides a further versatile living space, with windows overlooking the rear garden and doors to outside, radiator.

Kitchen



With a window to the rear aspect, fitted with a modern range of eye level and base level storage units with work surfaces over and tiled splashbacks. There is a fitted double electric oven, microwave, and a gas hob with an extractor hood over. Opening to the utility, radiator.

Additional Image



Utility



With a door to outside, space / plumbing for a washing machine and dishwasher, door to the w/c, radiator.

Ground Floor W/c



With a window to the side aspect, fitted with a low level w/c and an inset wash basin with storage under, radiator.

First Floor Landing

With doors off to all first floor accommodation.

Master Bedroom



With a window to the front aspect, radiator.

Bedroom Two



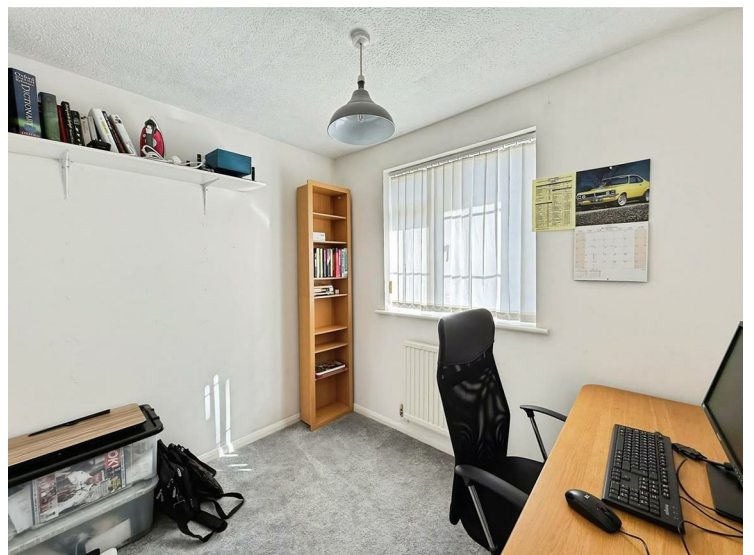
With a window to the front aspect, storage cupboard, radiator.

Bedroom Three



With a window to the rear aspect, radiator.

Bedroom Four



With a window to the rear aspect, radiator.

Family Bathroom



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

Outside



The enclosed and low maintenance rear garden is laid mainly to an ornamental gravel finish with raised borders and a paved patio area. To the front of the property is driveway parking and access to the garage.

Additional Image



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.

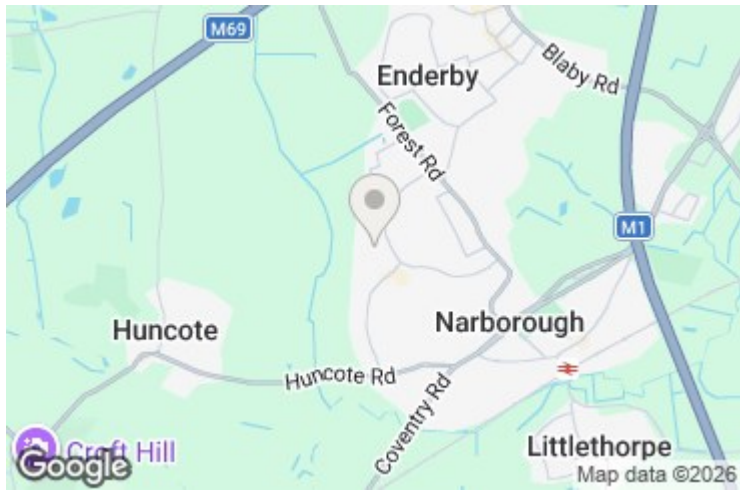
Our guarantee to you is that through our professionalism and attention to detail in every respect, we will endeavor to ensure the entire process is as straight forward and hassle free as possible.

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
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 - * 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

Opening Hours

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



Ground Floor

Approx. 62.1 sq. metres (668.4 sq. feet)



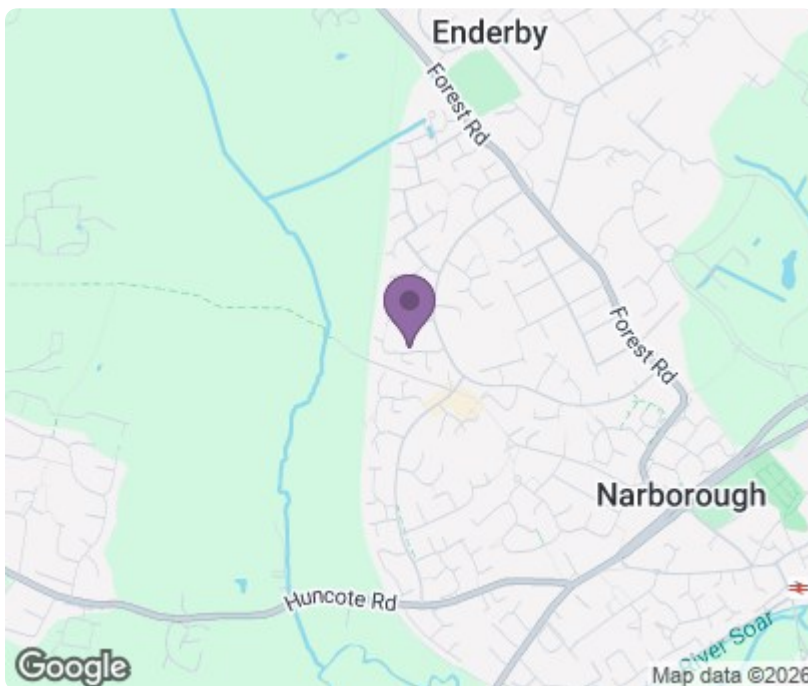
First Floor

Approx. 47.4 sq. metres (510.3 sq. feet)



Total area: approx. 109.5 sq. metres (1178.7 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very 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
Very 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	