



11 Bushnell Close, Leicester, LE9 6WD

Offers Over £200,000

A two-bedroom semi-detached home located in a quiet cul-de-sac in the popular village of Broughton Astley, offering a conservatory, enclosed rear garden and off-road parking. An ideal purchase for first-time buyers, downsizers or investors.

The accommodation comprises an entrance hall, lounge with stairs to the first floor and patio doors leading into the conservatory, providing additional living space overlooking the rear garden. The kitchen is fitted with a range of wall and base units and includes space for a fridge freezer and plumbing for a washing machine.

Upstairs are two bedrooms and a family bathroom fitted with a bath with shower over, wash hand basin and low-level WC.

Outside, the property benefits from an enclosed rear garden, a low-maintenance front garden and a driveway providing off-road parking.

Conveniently situated close to local amenities, schools and transport links, the property offers a practical home in a popular village location.

Entrance Hall

Kitchen

10'2" x 6'7" (3.12m x 2.03m)

Lounge

14'7" x 12'4" (4.47m x 3.76)

Conservatory

8'11" x 7'6" (2.74m x 2.31)

Bedroom One

12'4" x 11'3" (3.78m x 3.43m)

Bedroom Two

13'1" x 6'3" (4.01m x 1.91m)

Bathroom

6'3" x 6'0" (1.91m x 1.83m)

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.

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