



4 Herdsmans Close, Leicester, LE19 2AE

£269,950

This fabulous detached three bedroom home is situated within a quiet cul de sac in LITTLETHORPE and is offered for sale with NO CHAIN. The property briefly comprises: entrance hall, living room, modern kitchen diner, three bedrooms and family bathroom. To the outside there is driveway parking and front and rear gardens.

Entrance Hall

With storage cupboards and a door to the living room.

Living Room

With a window to the front aspect, feature fireplace, radiator and opening to the kitchen diner.

Additional Image

Kitchen Diner

Fitted with a modern range of eye level and base level units with an integrated electric oven and hob with extractor over, integrated fridge freezer and space and plumbing for a washing machine. There is a door giving access to outside and a window to the rear aspect. Radiator.

Additional Image

Stairs and Landing

With doors giving access to all first floor accommodation and a cupboard containing the combi boiler.

Bedroom One

With a window to the front aspect and fitted with a range of built in wardrobes. Radiator.

Bedroom Two

With a window to the rear aspect, radiator.

Bedroom Three

With a window to the front aspect, radiator.

Bathroom

Fitted with a low level wc, pedestal wash hand basin and a bath with shower over. Obscured glazed window to the rear aspect.

Outside

The property benefits from gardens to the front and rear, and has driveway parking to the side.

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
 - * 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.

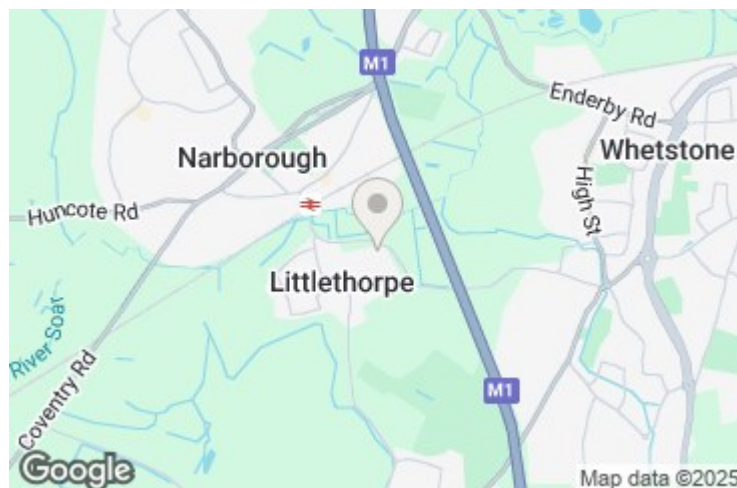
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(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.

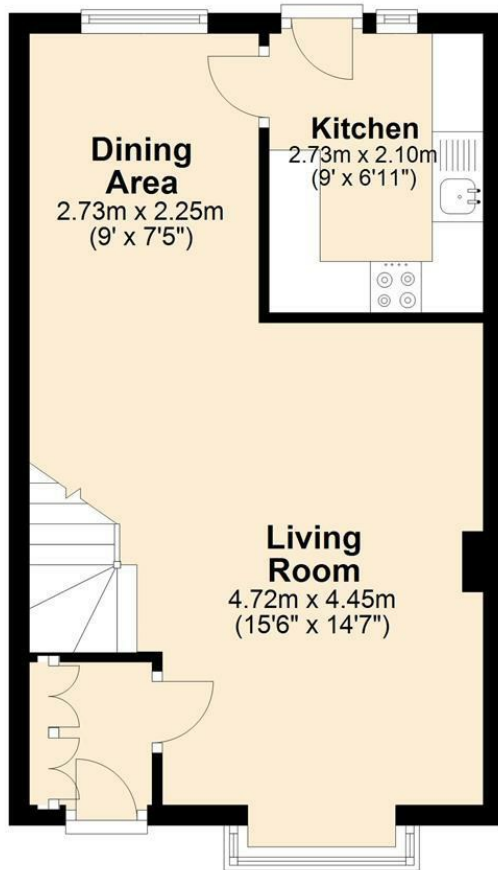
Opening Hours

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



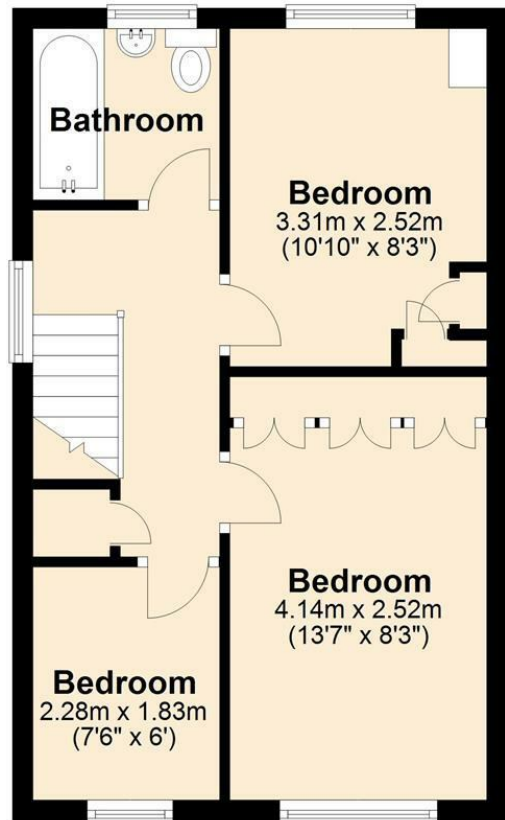
Ground Floor

Approx. 33.9 sq. metres (365.1 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.9 sq. feet)



Total area: approx. 67.5 sq. metres (727.0 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	
			81
			62

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			
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England & Wales		EU Directive 2002/91/EC	