CARLTON ESTATES

8 Station Road Narborough Leicestershire LE19 2HR
0116 284 9636 www.carltonestates.co.uk

> SALES & LETTINGS

6 Harvest Close, Leicester, LE19 2JW

£194,950

NO CHAIN - An extremely well presented modern two bedroom town house situated in a quiet and convenient location! The accommodation, which has been superbly cared for, briefly comprises: Entrance hallway, Living room, Breakfast kitchen, Two double bedrooms and a Bathroom. Outside: Low-maintenance rear garden and Driveway parking. MUST BE SEEN!

Entrance
With a further door to the living room.

Living Room

With a window to the front aspect, stairs off rising to the first floor, a feature fireplace and a door to the kitchen. Radiator.

Kitchen
With a window to the rear aspect and a door to the rear garden. The kitchen is fitted with a range of eye level and base level storage units with work surfaces over and stylish tiled splashbacks. There is a fitted electric oven, a gas hob with an extractor hood over, and space / plumbing for a washing machine and fridge. Radiator.

First Floor Landing
With doors off to all first floor accommodation.

Bedroom One

With a window to the rear aspect. Radiator.

Bedroom Two
With a window to the front aspect. Radiator.

Shower Room

Fitted with a low level w/c, wash basin and a shower enclosure. Radiator.

Outside

The enclosed rear garden is laid largely to a paved patio finish with areas of planting.
To the front of the property is 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.

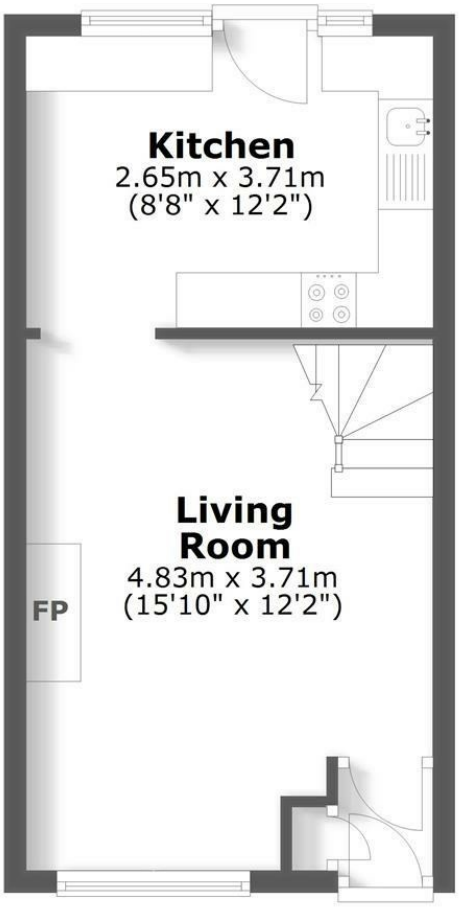
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

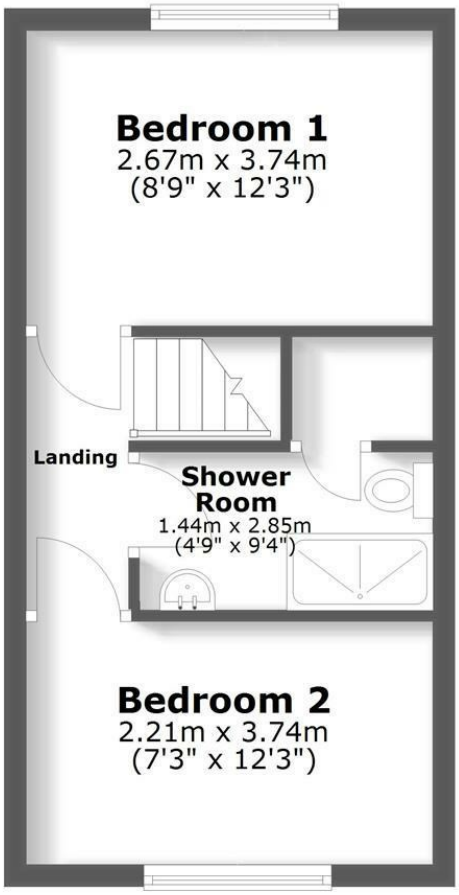
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

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

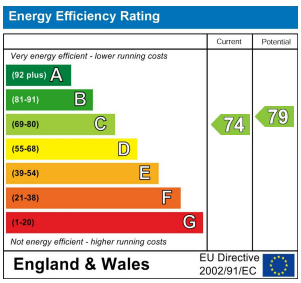
Ground Floor
Approx. 28.1 sq. metres (302.9 sq. feet)

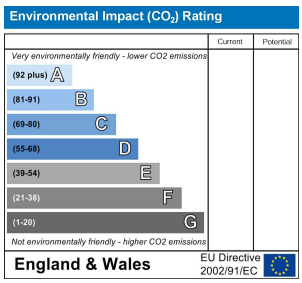


First Floor
Approx. 28.6 sq. metres (307.7 sq. feet)



Total area: approx. 56.7 sq. metres (610.6 sq. feet)





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