



## 1A Newton Way, Leicester, LE9 6XF

**£249,999**

For sale with NO CHAIN! A modern detached home which has just been REDECORATED and has NEW FLOORING THOROUGHOUT, situated in the popular south Leicestershire village of Broughton Astley. The well presented property briefly comprises: Entrance hallway, Fitted kitchen, Lounge / Dining room, Ground floor w/c. First Floor: Three bedrooms and a bathroom. Outside: Driveway parking and an enclosed rear garden.

### Entrance Hallway

Entered via a uPVC and obscure glass paneled front door. The hallway has stairs off rising to the first floor, and doors to the kitchen, downstairs WC and storage cupboard.

### Kitchen

9'06 x 9'00 (2.90m x 2.74m)

With a window to the front aspect and a radiator. The kitchen is fitted with a range of eye and base level units with rolled edge work surfaces and tiled splash backs, with space/plumbing for a washing machine and fridge freezer, tiled floors and a radiator.

### Downstairs WC

0.83 x 1.55 (0.00m.25.30m x 0.30m.16.76m)

With an obscure window to the front, tiled floor, low level WC, pedestal wash hand basin, and radiator.

### Living/Dining room

15'08 x 14'04 (4.78m x 4.37m)

With double opening French doors giving access to the outside, window to the side aspect and radiator.

### Additional Image

### First Floor Landing

With doors off to all first floor accommodation, storage and loft access.

### Master Bedroom

15'08 x 9'06 (4.78m x 2.90m)

With two windows to the front aspect, radiator.

### Bedroom Two

8'08 x 8'03 (2.64m x 2.51m)

With a window to the rear aspect, radiator.

### Bedroom Three

8'08 x 7'01 (2.64m x 2.16m)

With a window to the rear aspect, radiator.

### Bathroom

With an obscure glazed window to the side, low level WC, pedestal wash hand basin, paneled bath with shower over and glass screen, and heated towel rail.

### Outside

There is an enclosed and low maintenance rear garden with paved patio area with gravel finish. Off road parking to the front of the property.

### 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.

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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.

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  - \* EXTENSIVE advertising for maximum exposure
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  - \* MORTGAGE advice available
  - \* NO sale no fee
  - \* ACCOMPANIED viewing's where necessary
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### 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



