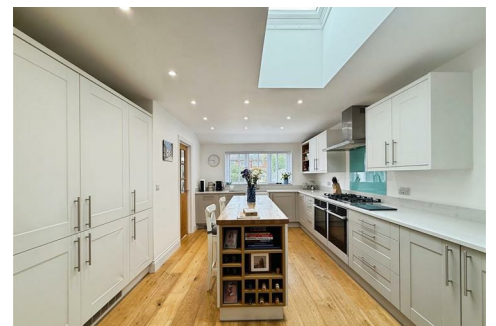




47 Arbor Road, Leicester, LE9 3GB

£410,000

A spacious four-bedroom semi-detached family home situated in the popular village of Croft. Arranged over three floors, the property features two reception rooms with log-burning stoves, a well-equipped kitchen with a breakfast island and roof lantern, utility room, downstairs WC, family bathroom, en-suite shower room and four double bedrooms. Outside, there is a generous enclosed rear garden with patio and lawn, together with a garage and a large gravelled driveway providing ample off-road parking.

Entrance Hallway

With stairs rising to the first floor and doors leading to the lounge and dining room.

Lounge



With a bay window to the front aspect and a feature fireplace with inset multi fuel stove. Radiator.

Dining Room



With a window to the side aspect, an opening to the kitchen and a door to an under stairs storage cupboard. There is a a feature fireplace with an inset log burner and a radiator.

Kitchen



With windows to the rear aspect, a roof lantern flooding the room with natural light, and a door leading to the utility room. The kitchen is fitted with a comprehensive range of wall and base units with complementary worktops and matching upstands. Integrated appliances include a fridge, freezer and dishwasher, together with

two electric ovens, a gas hob and extractor hood over. A central breakfast island provides additional preparation space, storage and casual dining.

Utility



With windows to the side aspect, a door to the WC and a uPVC door leading to the garden. Fitted with a range of base storage units and wooden worktops providing useful additional storage and preparation space.

WC



With a window to the side aspect and access to a loft space. Fitted with a low level WC and a pedestal hand wash basin.

Landing

With a window to the side aspect, doors leading to all first floor accommodation and stairs rising to the second floor.

Bathroom



With a window to the rear aspect, partially tiled walls, fitted with a low-level WC, pedestal hand wash basin, and a bath with shower over and glazed shower screen. Heated towel rail.

En Suite



With a window to the front aspect, fitted with a low level wc, pedestal hand wash basin and a shower enclosure. Heated towel rail/radiator.

Bedroom



With a window to the rear aspect and a radiator.

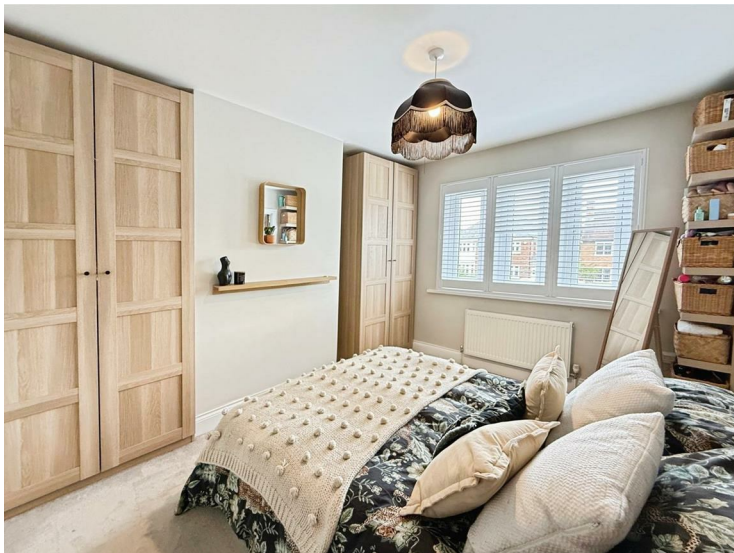
Landing

With doors leading to two further bedrooms and a Velux window.

Bedroom



Bedroom



With a window to the front aspect, a door to the en suite and a radiator.

With windows to the side and rear aspect, a built in storage cupboard and a radiator.

Bedroom



With two Velux windows to the front and a storage space in the eaves.

Garage

Single garage accessible from front driveway

Outside



A generous enclosed rear garden featuring a spacious paved patio, perfect for outdoor entertaining, leading onto a well maintained lawn with established planting. Additionally there is a useful garden shed. To the front of the property is a large gravelled driveway suitable for parking numerous cars.

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.

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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:

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 - * 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.

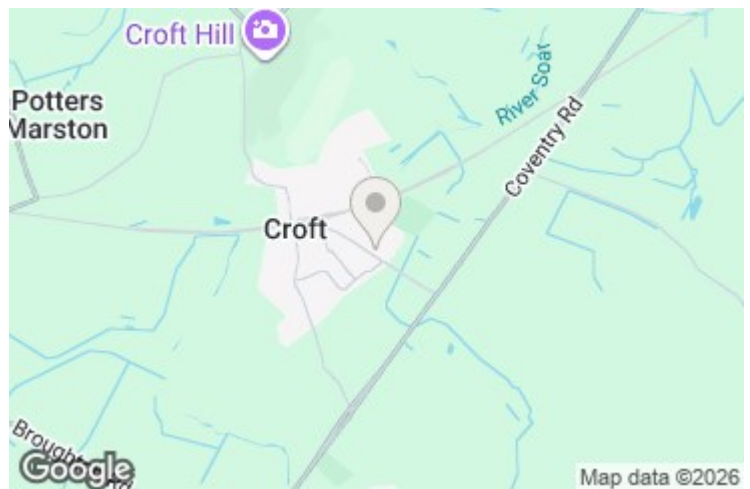
(1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

(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.

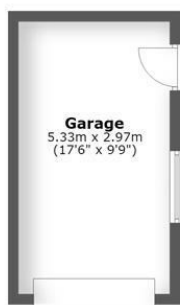
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(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.



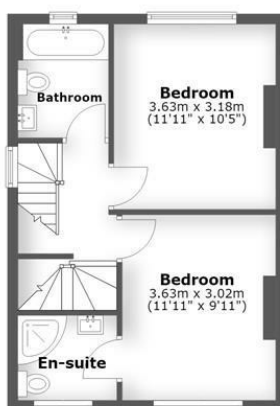
Ground Floor

Approx. 75.5 sq. metres (812.8 sq. feet)



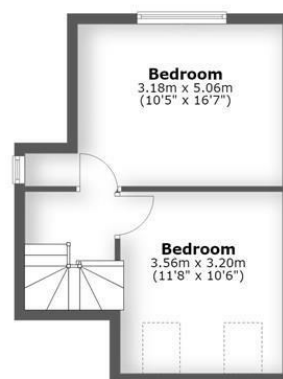
First Floor

Approx. 37.3 sq. metres (401.0 sq. feet)

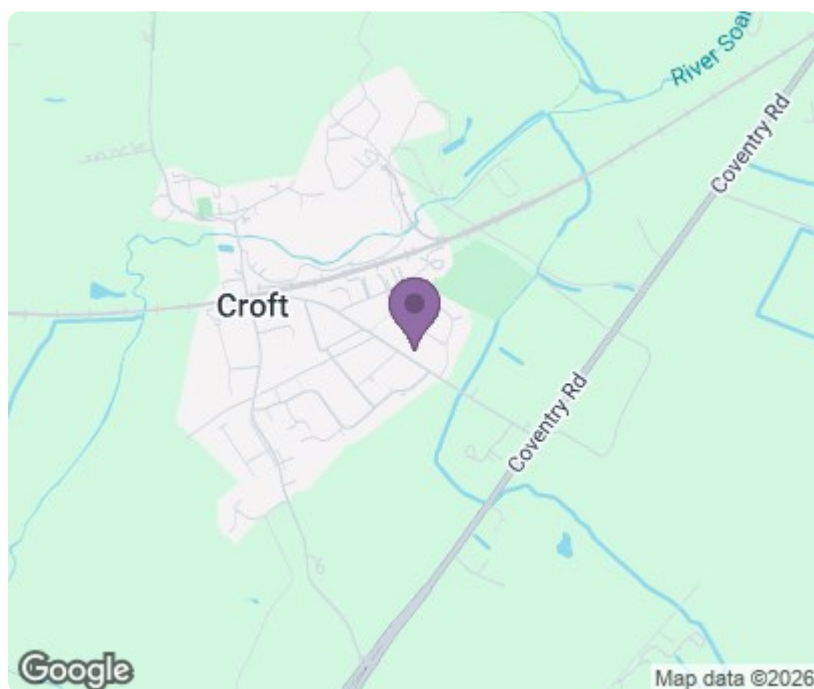


Second Floor

Approx. 29.2 sq. metres (314.5 sq. feet)



Total area: approx. 142.0 sq. metres (1528.4 sq. feet)



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	