



14 Bingley Road, Leicester, LE19 2HY

£299,950

Having been updated to a superb standard by the current owners, this spacious family home is situated within a quiet cul-de-sac and offers beautifully appointed accommodation.

The property briefly comprises an entrance hallway, living room, open-plan dining kitchen, and conservatory. To the first floor, there are three well-proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from an enclosed rear garden and driveway parking.

Early viewing is highly recommended.

Entrance Hallway



With stairs rising to the first floor, and doors to the lounge and a storage cupboard. Radiator.

Conservatory



With a sliding door to the side, leading out into the rear garden.

Living Room



With a window to the front aspect, an opening to the dining area and a radiator.

First Floor Landing

With doors leading to all bedrooms and a family bathroom.

Bedroom One



With a window to the front aspect, built in wardrobes and a radiator.

Dining Kitchen



A stylish open plan kitchen diner with dual aspect windows to the side and rear and a door leading outside. Fitted with a range of modern base and eye level storage units with complementary work surfaces. There is a fitted electric oven and hob with an extractor hood over and an integrated dishwasher and washing machine, with further space for a fridge freezer.

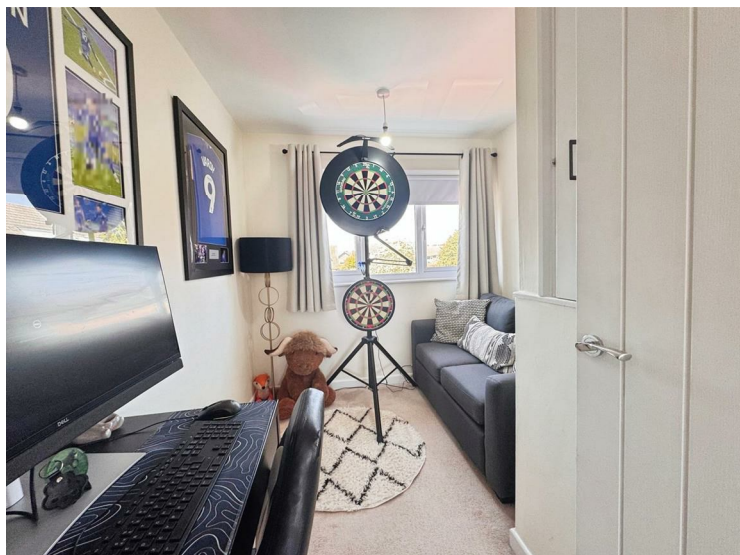
The dining area has a large picture window and door to the conservatory, creating a bright and sociable space. Radiator.

Bedroom Two



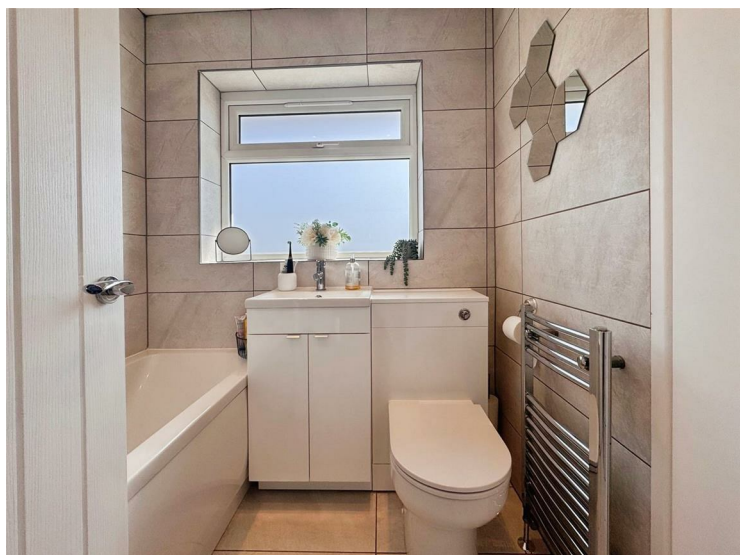
With a window to the rear aspect and a radiator.

Bedroom Three



With a window to the front aspect, a storage cupboard and a radiator.

Bathroom



With an obscure window to the rear aspect, fitted with a low level WC, vanity unit with integrated wash basin and a bath with a shower over. Heated towel rail/radiator.

Outside



The rear garden is low maintenance and largely laid to patio, with decorative barked borders, providing an ideal space for outdoor dining and entertaining.

To the front of the property, there is driveway parking and side access leading to the garden and garage.

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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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



