



72 Queens Drive, Leicester, LE19 2LJ

£245,000

An exceptionally well presented three bedroom mid townhouse, situated in a quiet and sought after position. This immaculate home offers three spacious bedrooms, a contemporary shower room, separate downstairs WC and beautifully maintained accommodation throughout, making it ideal for buyers seeking a property that is ready to move straight into. The landscaped rear garden is a particular feature, enjoying a patio area, neat lawn and raised flower beds.

Front



Fenced area, laid with gravel with a pathway leading to the front door. Overlooking grassed area.

Entrance Hallway



Well presented with tiled floor with doors leading to the Kitchen, Sitting/Dining Room and W.C. Wooden stairs, with under stairs storage, to first floor landing

Sitting / Dining Room



Large Sitting/Dining Room with feature radiator, double opening doors to the garden and door to a useful Store Room

Kitchen



Well proportioned Kitchen with integral oven, hob and extractor fan, space for fridge/freezer, washing machine and dishwasher. Window overlooking front elevation.

Store Room



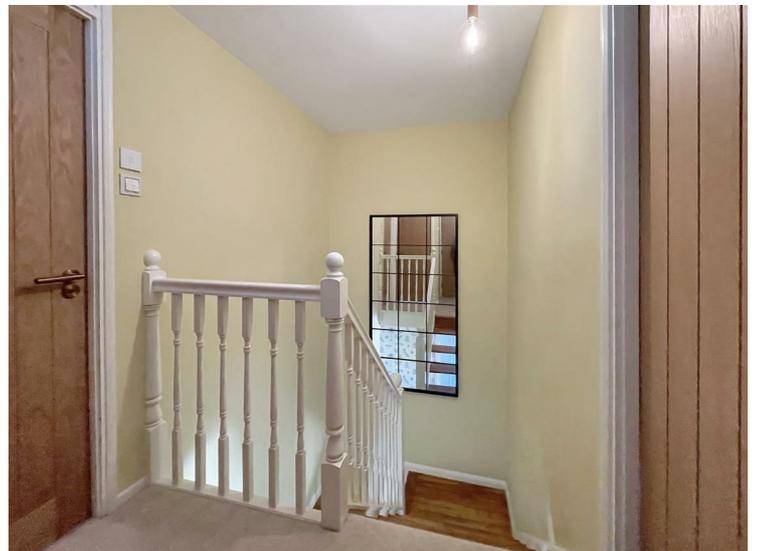
Useful Store room with power and lighting. Door leading to rear patio.

Downstairs WC



Modern WC with low level WC, sink unit and window to front elevation.

Landing



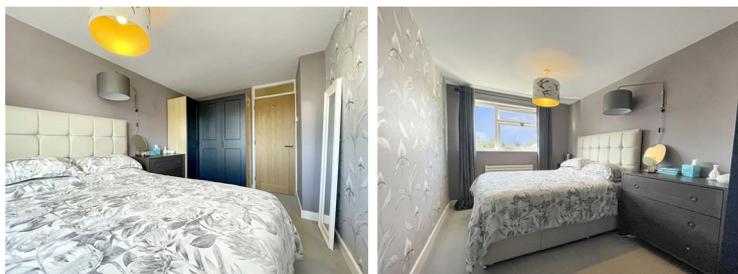
Landing with doors leading to all upstairs rooms

Bedroom One



Large double room with window to rear elevation and tall, wall mounted radiator.

Bedroom Two



Large double room with window to rear elevation and radiator underneath the window.

Bedroom Three



Large Single room, currently being used as a home office, with boiler/storage cupboard. Window overlooking front elevation.

Shower Room



Recently refurbished, modern Shower Room. Large double shower, low level WC, marble sink on teak vanity unit, heated towel rail. Window to front elevation.

Storage Cupboard



Large storage cupboard with lighting.

Garden



Landscaped rear garden and patio with raised flower beds and wooden shed. Gate, enabling rear access.

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

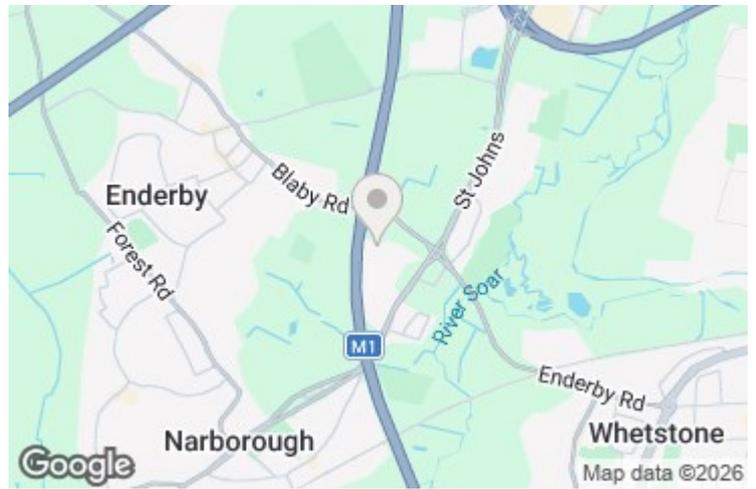
Notes For Purchasers

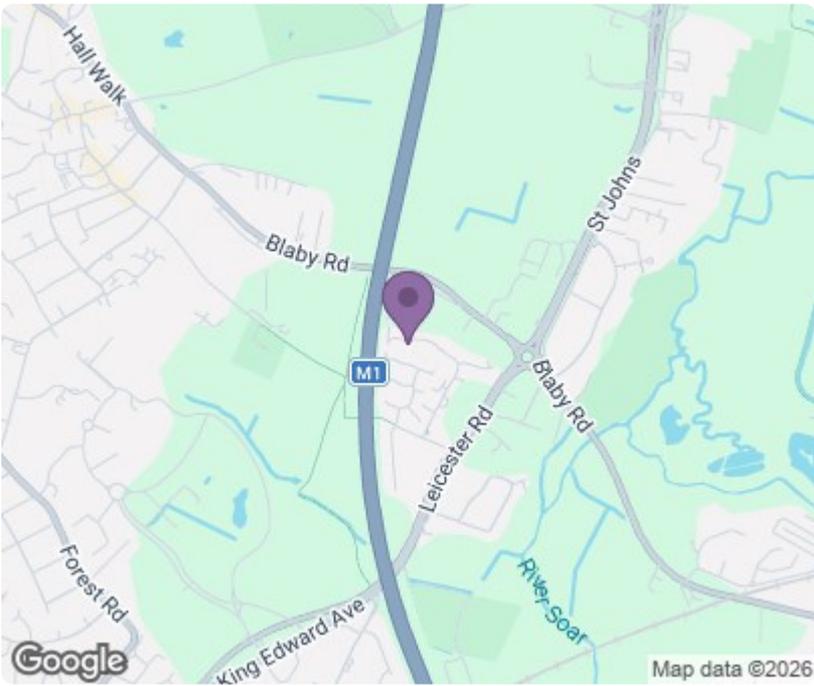
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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





Energy Efficiency Rating		Current	Potential
Vary 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
Vary 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	