CARLTON ESTATES

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

> SALES & LETTINGS

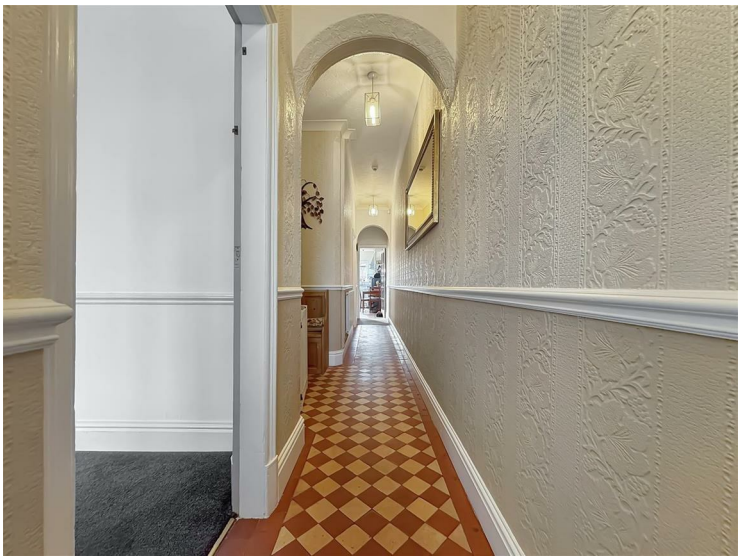
48 Coventry Road, Leicester, LE19 2GB

£335,000

This attractive Victorian mid-terraced property is situated within the popular and well established village of Narborough, offering spacious and versatile accommodation across three floors.
The property is approached via a traditional frontage and retains a wealth of period character throughout. The property briefly comprises: Entrance hallway, living room, dining room and a fitted kitchen with access to the garden. First floor: Three well proportioned bedrooms and a family bathroom. A further staircase leads to the second floor where a generous loft room provides additional flexible accommodation. Outside: The property benefits from a private rear garden. Must be seen!

Porch
With a door leading to the hallway and a radiator.

Entrance Hallway



Laid with original floor tiles, stairs rising to the first floor and doors leading to the lounge, dining room, kitchen and two storage cupboards. Two radiators.

Living Room

With a bay window to the front aspect, fitted shutters and gas fireplace. Theres a cupboard housing the meters and a radiator.

Dining Room

With a patio door leading outside to the rear garden, an open fireplace with ornamental tiles. The chimney is not used in its current condition but can be reinstated with works.

WC
With a window to the side aspect, fitted with a low level wc and a hand wash basin.

Kitchen

The kitchen has a large window to the rear aspect and a side door leading outside. There is a range of wall and base storage units with work surfaces over and an integrated fridge freezer, electric double oven and a gas hob with extractor over. There is space/plumbing for a washing machine and a tumble dryer and a further cupboard houses the boiler.

Landing

With doors leading off to all first floor accommodation and stairs rising to the second floor. Two Radiators.

Bedroom

With a window to the front aspect and a radiator.

Bedroom

With a window to the rear aspect and a radiator.

Bathroom

With a sash window to the side aspect, the bathroom is fitted with a low level WC, pedestal wash basin, a bath and a walk in shower. Heated Towel Rail.

Bedroom

With a window to the side aspect and a radiator.

Loft Room

Located on the second floor, with 3 Velux windows to the front and rear aspect. There is access to a large loft space, 2 storage cupboards in the eaves and a radiator.

Outside

The low maintenance rear garden is laid to patio with an artificial turfed area and a further patio area for the garden shed. There is a gate leading to an alley at the back which can be used to move bins.

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
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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.
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* 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.

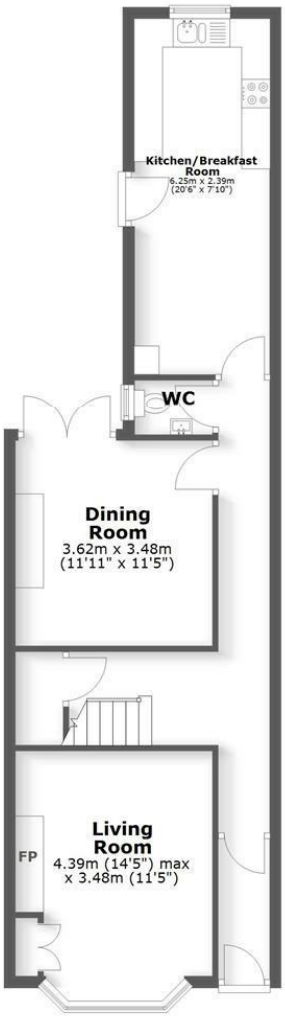
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(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.

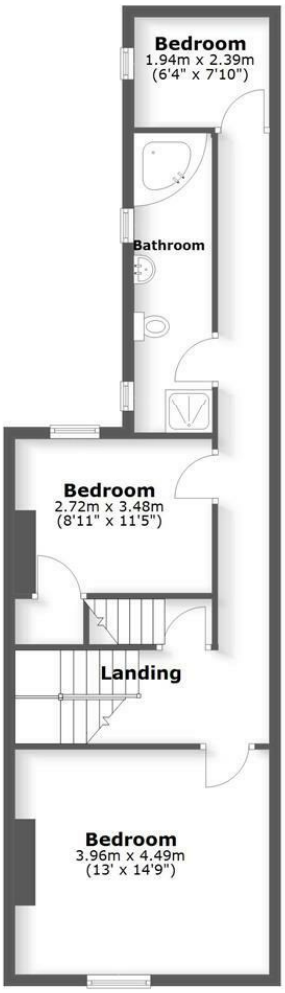
Opening Hours

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

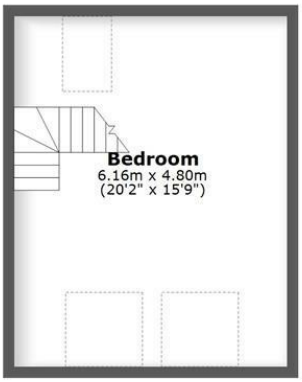
Ground Floor
Approx. 60.5 sq. metres (651.0 sq. feet)



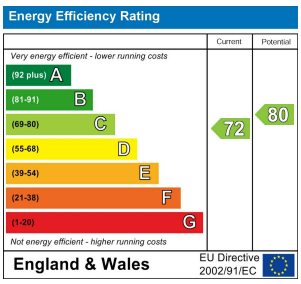
First Floor
Approx. 60.1 sq. metres (647.2 sq. feet)

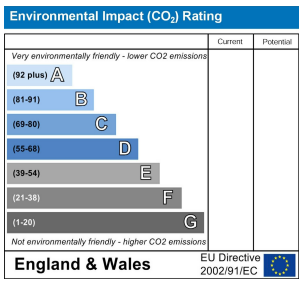


Second Floor
Approx. 29.6 sq. metres (318.2 sq. feet)



Total area: approx. 150.2 sq. metres (1616.4 sq. feet)





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