



### 3 Park Close, Leicester, LE9 1RP

**£249,950**

NO CHAIN! A beautifully presented semi detached family home with modern and spacious accommodation, briefly comprising: Entrance hallway, Living room, Dining kitchen, Ground floor bathroom. First Floor: Three bedrooms, one with an en suite. Outside: Enclosed rear garden, Driveway parking and a Garage. S

### **Entrance Hallway**

### **Bathroom**

With a window to the side aspect, fitted with a low level w/c, inset wash basin with storage under and a bath with shower over.

### **Living Room**

With sliding patio doors to the rear garden.

### **Kitchen**

With a window to the rear aspect and a door to outside, the modern kitchen is fitted with a range of eye level and base level storage units with work surfaces over, a fitted oven hob and extractor, together with space / plumbing for a range of white goods.

### **Landing**

With doors off to all first floor accommodation.

### **Master Bedroom**

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

### **Ensuite**

Fitted with a low level w/c and wash basin.

### **Bedroom Two**

With a window to the rear aspect.

### **Bedroom Three**

With a window to the rear aspect.

### **Outside**

### **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.

### **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. 47.6 sq. metres (512.6 sq. feet)



## First Floor

Approx. 37.4 sq. metres (402.3 sq. feet)



Total area: approx. 85.0 sq. metres (914.9 sq. feet)

This Floor Plan and the Measurements are a guide Only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		