CARLTON ESTATES

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

> SALES & LETTINGS

## 22 Coltbeck Avenue, Leicester, LE19 3EJ

**Offers Over £249,999**

NO CHAIN - AN EXTREMELY WELL presented and EXTENDED three bedroomed semi detached home situated within a quiet and SOUGHT AFTER location! The SPACIOUS and WELL APPOINTED accommodation brifly comprises: Entrance hallway, Large living / dining room, BREAKFAST kitchen and a Side passageway. First Floor: Three GOOD SIZED bedrooms and a Bathroom. Outside: Enclosed and well tended rear garden, Driveway parking and a GARAGE.

**Entrance Hallway**
With a door leading from the porch into the hall, stairs rising to the first floor and doors leading to the kitchen and living room.

**EXTENDED Living / Dining Room**
With a window to the front aspect, a feature fire place and an opening to the dining area. Radiator.

**Dining Area**
With a window to the rear aspect, this large room has ample space for dining and living furniture. Radiator.

**EXTENDED Kitchen**
With a window to the rear aspect and a door to the side passageway, which runs the full length of the property. Radiator.

The kitchen is fitted with a range of wall and base units with work surfaces over and tiled splashbacks. There is a fitted oven and space / plumbing for a range of white goods.

**Landing**
With a window to the side aspect, doors leading to all first floor accommodation and a loft hatch.

**Bedroom One**
With a window to the rear aspect and built in storage cupboards. Radiator.

**Bedroom Two**
With a window to the front aspect, radiator.

**Bedroom Three**
With a window to the front aspect, radiator.

**Family Bathroom**
With a window to the side aspect, fitted with a low level WC, hand wash basin and a bath.

**Outside**
The beautifully maintained rear garden is laid to a combination of turf, with well stocked surrounding borders, and a paved patio, together with a timber shed.
To the front of the property is driveway parking and a 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.

**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.

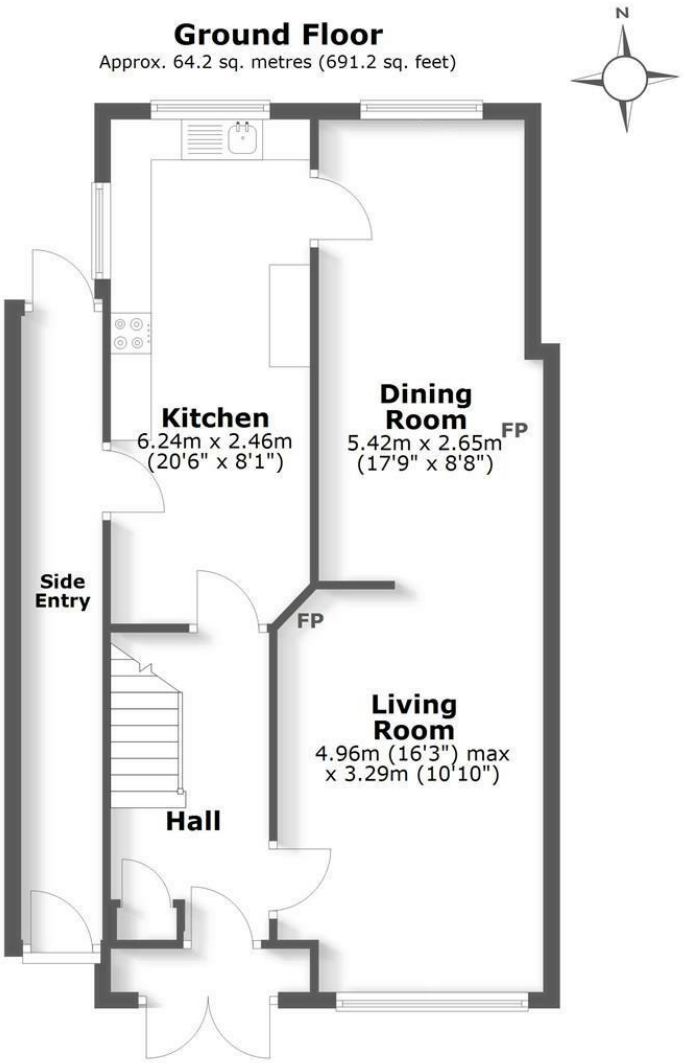
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(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

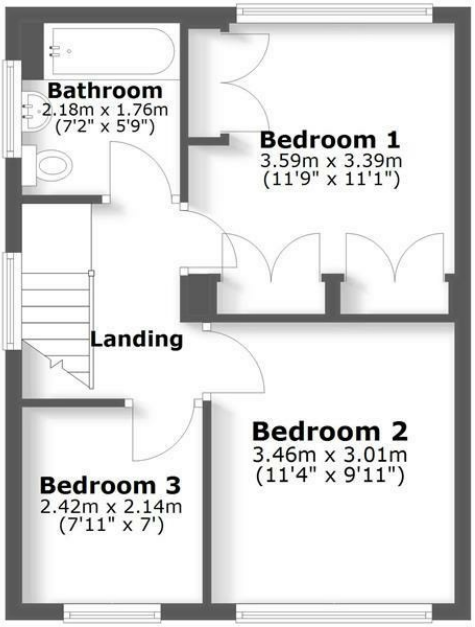
## Ground Floor

Approx. 64.2 sq. metres (691.2 sq. feet)

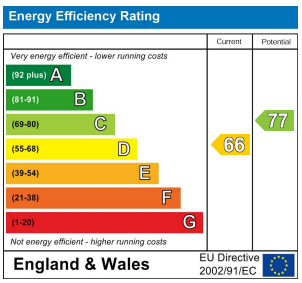


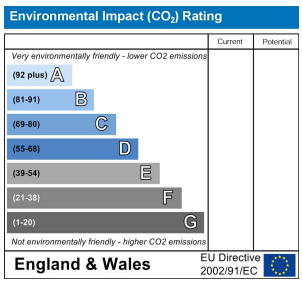

## First Floor

Approx. 38.0 sq. metres (409.4 sq. feet)




Total area: approx. 102.2 sq. metres (1100.5 sq. feet)





Carlton Estates
8 Station Road
Narborough
Leicestershire
LE19 2HR

**T.** 0116 284 9636
**E.** sales@carltonestates.co.uk



Carlton Estates (Narborough) Ltd. Registered in England No 5146293


www.carltonestates.co.uk