

**41 Coventry Road, Leicester, LE19 2GE**

**£274,950**

**OUTSTANDING!** A modern family home with **MASSSES OF OUTSIDE SPACE!** The property, which has been **REDECORATED** and has **NEW FLOORING THROUGHOUT**, has spacious accommodation briefly comprising: Entrance hallway, Living room, Dining kitchen, Ground floor w/c, Three bedrooms and a Family bathroom. Outside: **HUGE** rear garden and a generous driveway. **MUST BE SEEN!**

### Entrance Hallway

With stairs off rising to the first floor with feature glass balustrade. The hallway has doors off to all ground floor accommodation, radiator.

### Dining Kitchen

This room is a particular feature of this property. Having been refitted with a modern range of eye level and base level units, rolled edge work surfaces and tiled splash backs. Feature bi-folding doors open onto the large rear garden with ample room for a dining table.

### Living Room

With a bay window to the front aspect, radiator.

### Ground Floor W/C

With a window to the side aspect, fitted with a low level w/c and wash basin.

### First Floor Landing

With doors off to all first floor accommodation and access to the loft space.

### Master Bedroom

With a window to the front aspect, radiator.

### Bedroom Two

With a window to the rear aspect, radiator.

### Bedroom Three

With a window to the front aspect, radiator.

### Family Bathroom

With a suite to include a low level w/c, pedestal wash basin and a shower cubicle. Radiator.

### From Above

### Outside

The fabulous rear garden is laid mainly to lawn with a range of mature trees. There is a gravelled patio area and a brick built outhouse with plumbing for a washing machine.

To the front / side of the property is a large gravelled driveway which provides ample parking. The property offers potential to extend subject to the necessary planning permissions.

### 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](http://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.

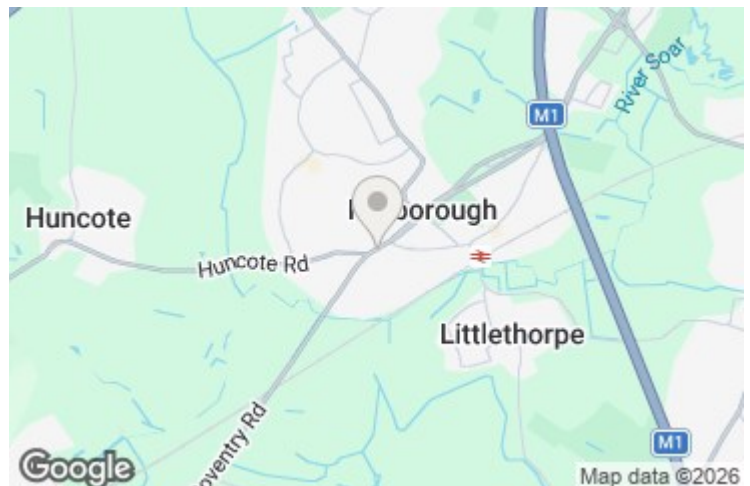
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(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. 43.3 sq. metres (466.6 sq. feet)



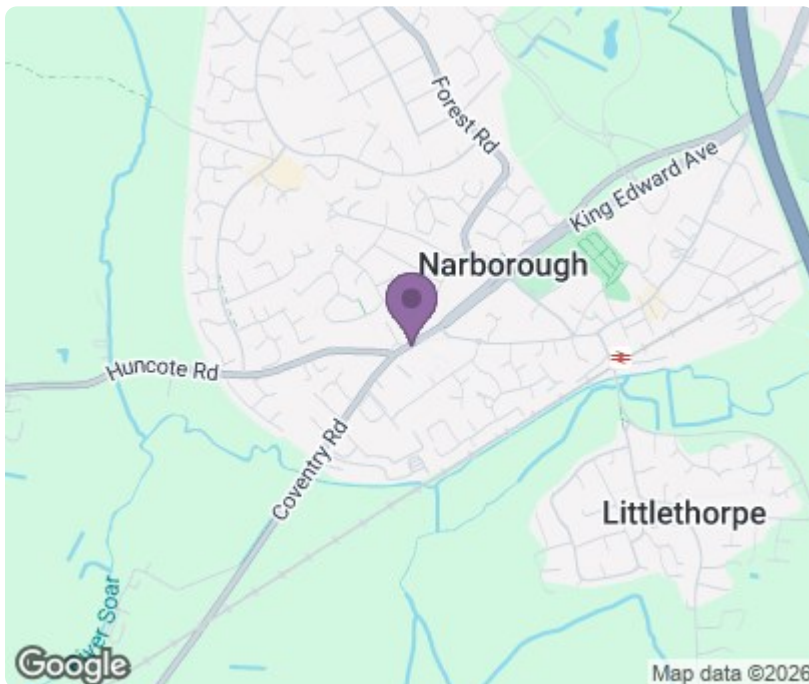
## First Floor

Approx. 41.8 sq. metres (449.6 sq. feet)



Total area: approx. 85.1 sq. metres (916.2 sq. feet)

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



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
			<b>64</b>			<b>56</b>	<b>86</b>
			<b>87</b>				