



## 8 Riddington Road, Leicester, LE19 2HQ

**£269,950**

**NO CHAIN** - Situated on a commanding **CORNER PLOT** offering **POTENTIAL TO EXTEND** (subject to planning), this **WELL PRESENTED** semi detached home has accommodation (which has been redecorated), briefly comprising: Entrance hallway, Living room, Dining kitchen, Three bedrooms and a Bathroom. Outside: **GENEROUS** garden, **GARAGE** and **DRIVEWAY** parking. **MUST BE SEEN!**



### Entrance Hallway

Enter via a Upvc front door, stairs off rising to the first floor and a door to the living room.

### Living Room



With a window to the front aspect, a disconnected feature display fireplace, understairs storage and a door to the kitchen. Radiator.

### Dining Kitchen



With double opening French doors to the rear, a further door to the side aspect, and a window overlooking the rear garden. The kitchen is fitted with a range of eye level and base level storage units with work surfaces over and tiled splashbacks. There is a fitted electric oven with a hob and extractor hood over (this will need to be replaced), together with space / plumbing for a range of white goods. Radiator.

### First Floor Landing

With doors off to all first floor accommodation.

### Bedroom One



With a window to the front aspect, radiator.

### Bedroom Two



With a window to the rear aspect, fitted storage cupboard housing a recently installed combination boiler, radiator.

### Bedroom Three



With a window to the front aspect, radiator.

## Bathroom



With a window to the rear aspect, fitted with a low level w/c, wash basin and a bath with shower over. Heated towel rail / radiator.

## Outside



The enclosed and generous rear garden is laid largely to lawn with a substantial patio area.

To the rear of the property is a detached garage which required maintenance on the door. Additionally there is driveway parking.

## 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







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		
England & Wales		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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC