



11 Jubilee Crescent, Leicester, LE19 2HJ

£260,000

Situated within the **HEART** of **NARBOROUGH** Village, this **BEAUTIFULLY** presented **THREE** bedroomed semi detached home has been maintained to an **EXCELLENT** standard by the current vendors and has accommodation briefly comprising: Entrance hallway, Living room, **REFITTED** Dining kitchen, Three bedrooms and a Bathroom. Outside: Enclosed and private rear garden.,

Entrance Hall



With doors leading to the lounge and kitchen and stairs rising to the first floor.

Lounge



With a bay window to the front aspect, feature fireplace and a radiator.

Kitchen



The kitchen is fitted with a modern and quality range of wall and base storage units with worksurfaces over. There is a fitted oven, hob and extractor over, and there is space/plumbing for a washing machine, fridge freezer and a dishwasher.

Landing

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

Bedroom One



With a window to the front aspect, radiator.

Bedroom Two



With a window to the rear aspect, a storage cupboard housing the boiler and a radiator.

Bathroom



With a window to the rear aspect, fitted with a low level WC, pedestal hand wash basin and a bath with a shower unit fitted above.

Bedroom Three



With a window to the front aspect, radiator.

Outside



The rear garden is laid to patio and artificial turf. There is a small gravel area and access to the front of the property from a side gate. To the front of the property is driveway parking for two cars.

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 party's identity.

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
- * ACCCOMPANIED 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

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.

Notes For Purchasers

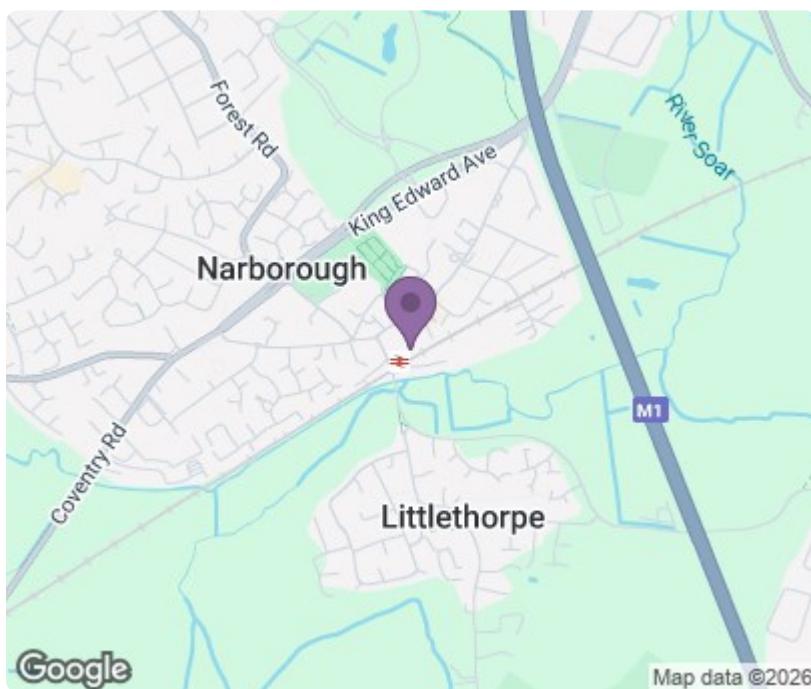
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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





		Current	Potential
Energy Efficiency Rating			
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	78	39

		Current	Potential
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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