



10 Meadow Court, Leicester, LE19 3DX

£167,000

NO CHAIN - A well presented quarter house situated on the ever popular PASTURES development in Narborough. The accommodation briefly comprises: Entrance, Living / dining room, Refitted kitchen, a Double bedroom and a Bathroom. Outside: Enclosed rear garden and OFF ROAD parking. **MUST BE SEEN!**

Entrance

With wood laminate flooring, meter cupboard and archway leading to the living room.

Living Room

12'0" x 11'11" (3.66 x 3.63)

Window to the front aspect, wood laminate flooring, feature fireplace with gas fire. Stairs off rising to the first floor, archway leading to the kitchen.

Kitchen

11'11" x 5'7" (3.63 x 1.70)

With a window to the front aspect, having recently been refitted with a range of base and eye level units, rolled top work surfaces and tiled splashbacks. There is a built in electric oven with fitted hob and extractor over, sink and drainer unit with mixer tap.

First Floor Landing

Giving access to all the first floor accommodation, and the airing cupboard, loft access.

Bedroom

11'4" x 8'8" + alcove (3.45 x 2.64 + alcove)

Window to the front aspect.

Bathroom

Fitted with a low level w/c, hand wash basin with mixer tap, panelled bath with shower over. Ceramic tiled flooring and walls with inset downlights. Window to the front aspect.

OUTSIDE

There is a garden to the front of the property and also an enclosed rear garden. Allocated off road parking.

GENERAL INFORMATION

The sought-after suburb of Narborough is located to the south of the City of Leicester and is well known for its popularity in terms of convenience for ease of access to Junction 21 of the M1\M69 motorway network for travel north, south and west, the adjacent Fosse Park and Meridian Shopping, Entertainment, Retail and Business centres, the market towns of Market Harborough, Lutterworth and Hinckley, and the Nottingham East Midlands, Coventry and Birmingham International Airports. Narborough also offers a fine range of local amenities including shopping for day-to-day needs, schooling for all ages, a wide variety of recreational amenities and regular bus services to the Leicester City centre.

DIRECTIONS

From our office proceed up to the mini-roundabout in the village turning left onto Coventry Road, at the next mini-roundabout turn right onto Desford Road, at the next roundabout proceed straight over still on Desford Road, take 2nd left onto The Pastures, continue and turn right onto Meadow Court. No 10 is on the left hand side and can be identified by the Carlton Estates For Sale board.

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

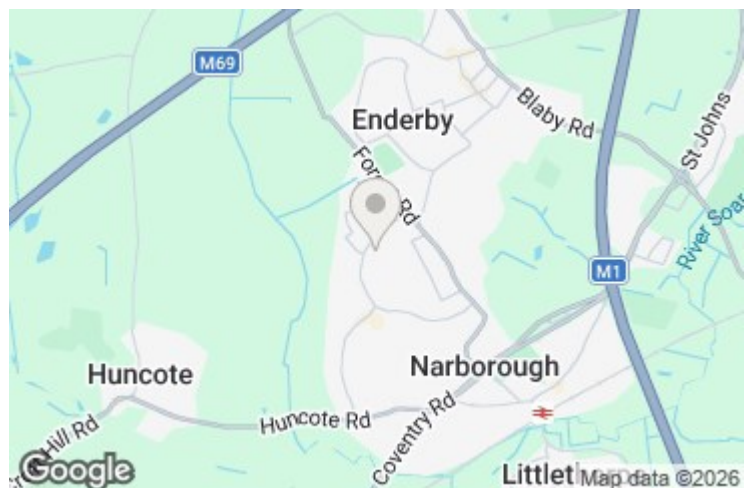
Notes For Purchasers

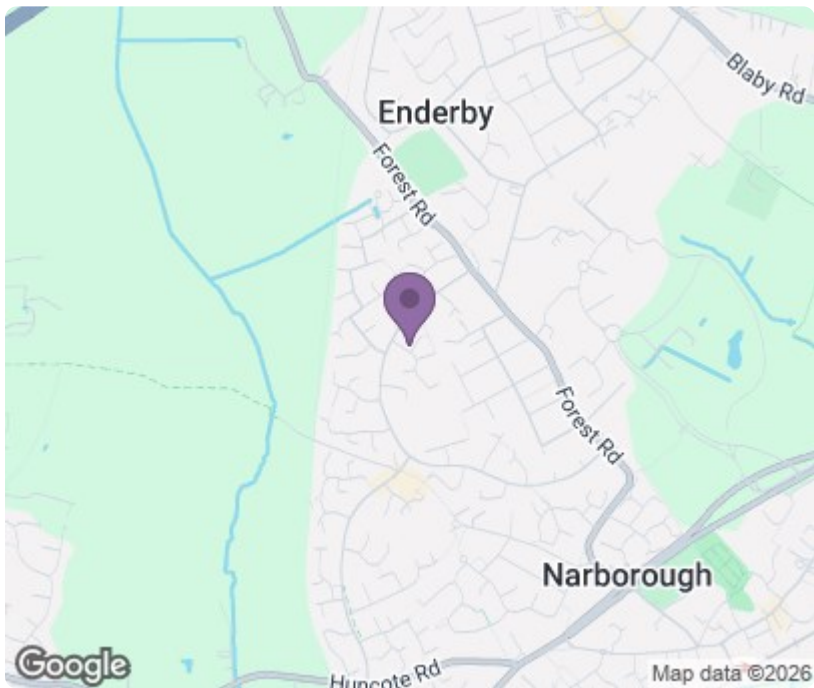
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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





Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			<div style="text-align: center;"> 91 59 </div>
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Vary 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	