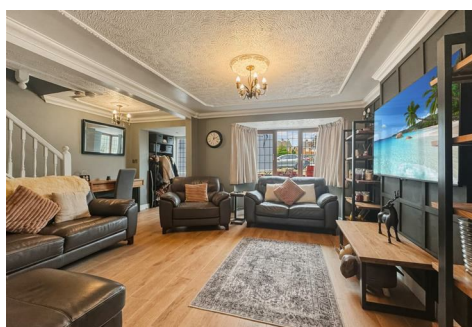




45 Coltbeck Avenue, Leicester, LE19 3EJ

£489,500

A substantially extended and deceptively spacious family home, situated in a popular residential location in Narborough. Offering approximately 2,296 sq. ft. of accommodation, the property provides flexible living space ideal for larger families or those working from home.

The ground floor includes a spacious lounge, dining room, kitchen/breakfast room, utility, WC, study/bedroom, conservatory, gym and games room. To the first floor are four bedrooms, including a main bedroom with en-suite, and a family bathroom.

Outside, the property benefits from driveway parking, a rear garden mainly laid to lawn, patio area and useful garage/workshop/outbuilding space.

Lounge



Enter via a composite front door with windows to the front and the side. With stairs rising to the first floor, a bay window to the front aspect and an opening to the dining room. Radiator.

Dining Room



With doors to the kitchen and conservatory and a radiator.

Kitchen



With a window and patio doors to the rear aspect. The kitchen is fitted with a range of wall and base storage units with worksurfaces over. There is a fitted electric hob with extractor over, two electric ovens, an under counter fridge and there is space/plumbing for a dishwasher. Two further doors lead to the utility and downstairs study which is currently used as a bedroom.

Utility



With a door to the WC, patio doors leading outside and a door to a storage cupboard. There are additional storage units with space/plumbing washing machine and tumble dryer.

WC



With a window to the rear aspect, fitted with a low level WC and wash basin with storage under.

Study

With a window to the front aspect and a radiator.

Conservatory



Of block, brick and uPvc construction, with doors leading to the garden. Wall mounted air con unit and a radiator.

Landing

With doors leading to all first floor accommodation, a storage cupboard and loft access.

Bedroom



With a window to the front aspect, a door to the en suite, wall mounted air con and a radiator.

Ensuite



With a window to the rear aspect, fitted with a low level wc, wash basin with storage under and a walk in shower enclosure. Radiator.

Bathroom



With a window to the rear aspect, fitted with a low level wc, a wall mounted wash basin and a bath with an electric shower over and screen.

Bedroom



With a window to the rear aspect, built in wardrobes and a radiator.

Bedroom



With a window to the front aspect, built in wardrobes and a radiator.

Bedroom



With a window the the front aspect and a radiator.

Outside



The rear garden is largely laid to lawn with a patio area and a paved pathway leading to various different outbuildings which stretch around the garden.

To the front of the property 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
- 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.

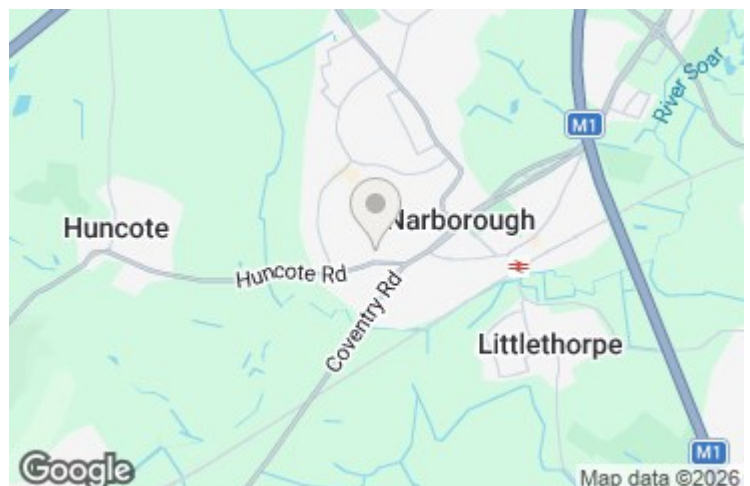
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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

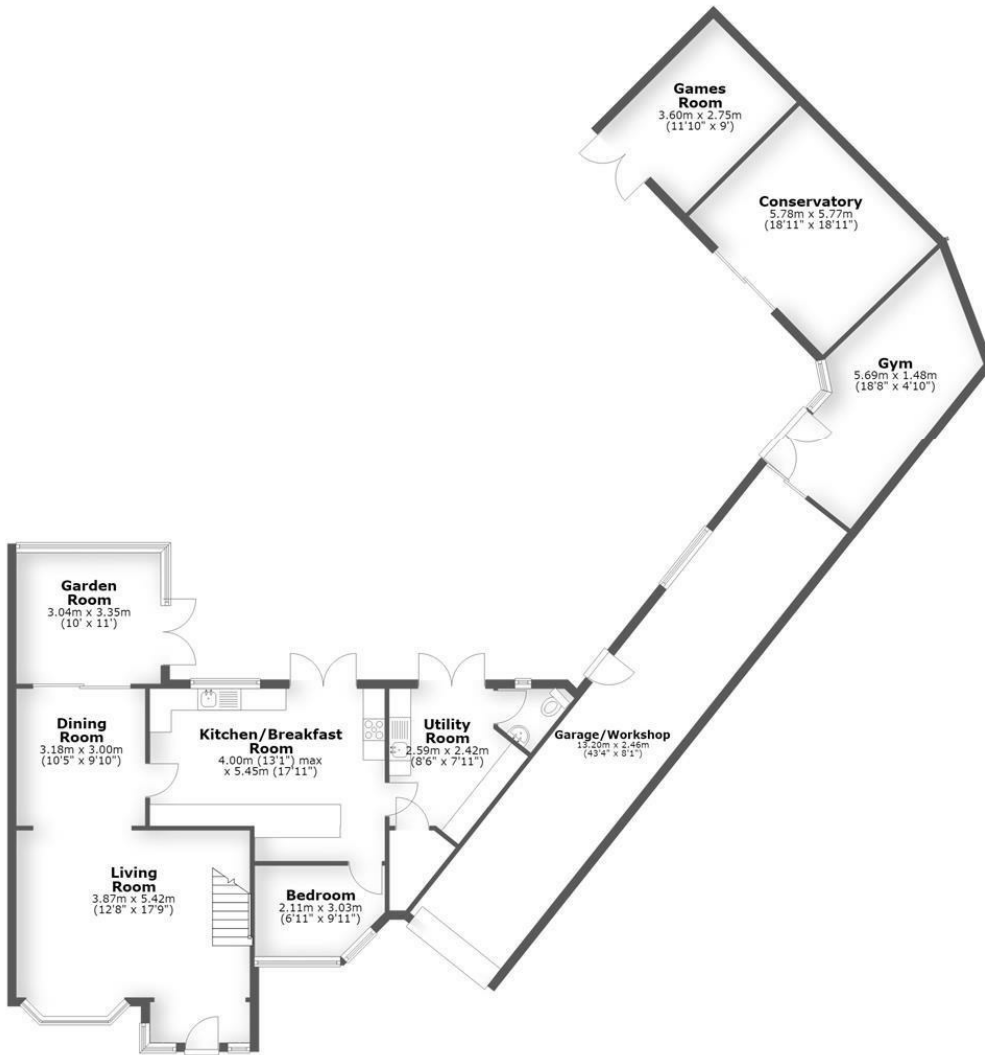
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

Opening Hours

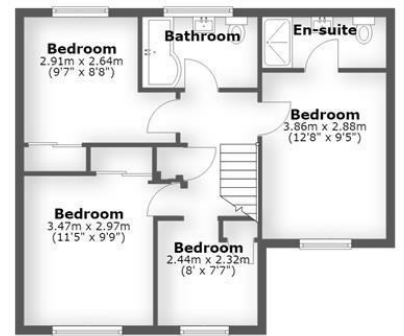
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



Ground Floor
Approx. 159.3 sq. metres (1714.1 sq. feet)



First Floor
Approx. 54.1 sq. metres (582.0 sq. feet)



Total area: approx. 213.3 sq. metres (2296.1 sq. feet)



Energy Efficiency Rating		Current	Potential
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	

Environmental Impact (CO ₂) Rating		Current	Potential
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	