



14 Drovers Way, Leicester, LE19 2PU

£199,000

NO CHAIN - An extremely well presented two bedroom home situated in a sought-after part of Narborough. An ideal purchase for first-time buyers, downsizers or investors.

The accommodation comprises an entrance hall, lounge, kitchen/diner, two bedrooms and a modern family bathroom. Outside, the property benefits from an enclosed rear garden.

Conveniently located close to local amenities, schools and transport links, this property offers an excellent opportunity to purchase a home in this popular part of Narborough.

Entrance Hallway

Via a upvc / glass panelled front door, ceramic tiled floor, door off to the lounge, stairs off rising to the first floor, radiator.

Lounge



Window to the front aspect, door off to kitchen, radiator.

Kitchen



Fitted with a quality and extensive range of wall mounted and base level storage units. Rolled edge work surface with tiled splash backs, built in electric oven, fitted gas hob with extractor over, stainless steel sink & drainer unit with mixer tap, plumbing for a washing machine. There is a window to the rear aspect overlooking the garden and a door giving outside access. Radiator.

Landing

The landing has doors off providing access to the first floor accommodation and to the loft area.

Bedroom One



Window to the front aspect, fitted wardrobes, radiator.

Bedroom Two



Window to the rear aspect, built in storage cupboard, radiator.

Bathroom



The recently refitted bathroom comprises; panelled bath with electric shower over, pedestal hand wash basin, low level wc, heated towel rail/radiator, obscured window to the rear aspect.

Outside



To the rear of the property there is an enclosed rear garden being mainly laid to lawn with borders containing a mix of flowers and shrubbery and there are two decked areas providing areas for seating and relaxation. To the front, there is a further area of garden which has been laid to ornamental gravel for ease of maintenance.

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.

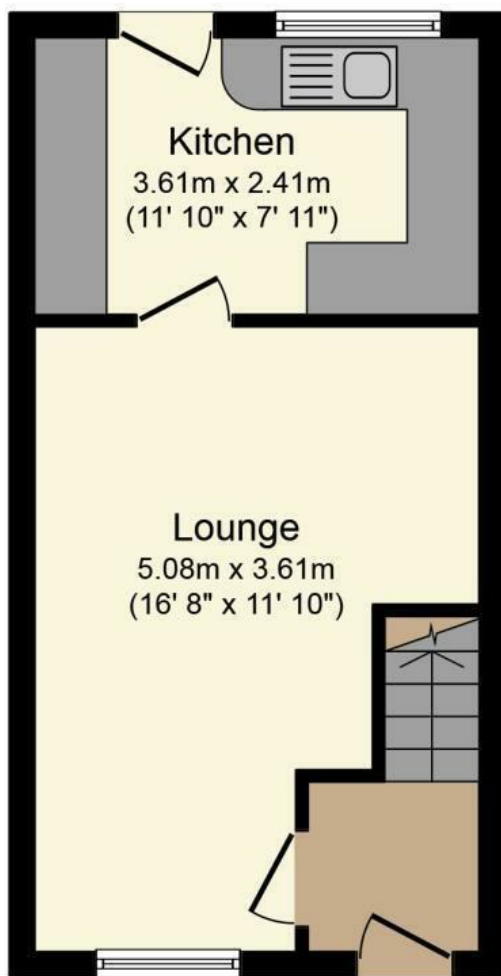
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(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.

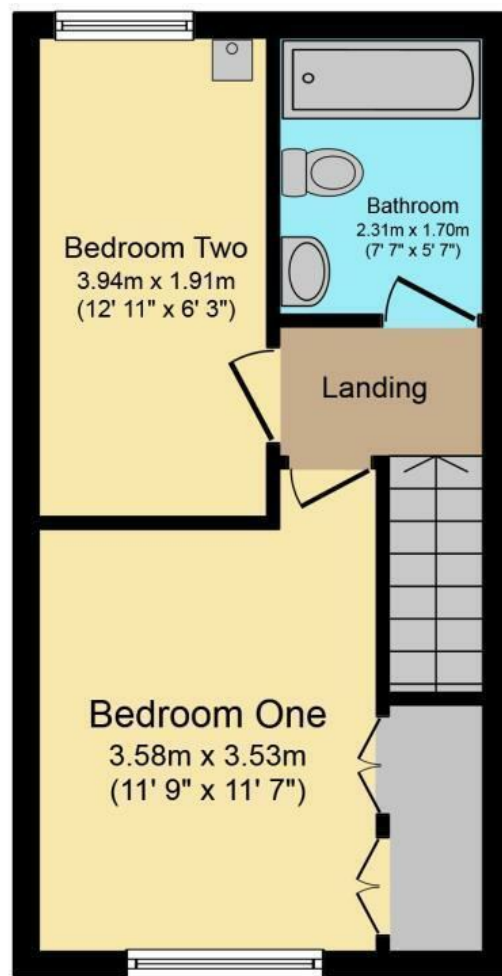
Opening Hours

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





Ground Floor



First Floor

Total floor area 56.0 sq. m. (603 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.
Plan produced for Purple Bricks. Powered by PropertyBOX



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	91 69
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO₂ 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 CO₂ emissions	
England & Wales EU Directive 2002/91/EC	