



26 Broom Way, Leicester, LE19 3RY

£335,000

A beautifully presented three-bedroom detached family home situated on the popular Pastures estate in Narborough, with stylish interiors and attractive gardens.

The accommodation comprises an entrance hall, downstairs WC, lounge and modern kitchen/diner, with three bedrooms and a family bathroom to the first floor.

Outside, a driveway to the side leads to a single garage. The landscaped rear garden features paved seating areas, a lawn area and a covered entertaining space. Viewing is highly recommended.

Entrance Hallway



With a window to the side aspect, stairs rising to the first floor and doors leading to the kitchen, WC and lounge.

Lounge



With a large picture window to the front aspect, doors leading onto the rear garden and a vertical radiator.

WC



With a window to the front aspect, fitted with a low level WC , inset wash basin with storage under and a heated towel rail/radiator.

Kitchen



With windows to the front and rear aspects, fitted with a a range of wall and base units with work surfaces over. There is an integrated oven with gas hob and extractor above, space for a fridge/freezer, under-counter fridge, and plumbing for a washing machine. Doors lead to an under stairs storage cupboard and outside to the rear garden.

Landing

With doors leading to all first floor accommodation.

Bedroom



With a window to the rear aspect, loft access and a radiator.

Bedroom



With a window to the front aspect, built in wardrobes with mirrored sliding doors and a radiator.

Bedroom



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

Bathroom



With a window to the rear aspect, a bath with shower over incorporating a rainfall head and glass shower screen, and a wash hand basin with mixer tap set within a vanity unit with storage drawers. Vertical radiator.

Outside



The rear garden has a paved patio area, lawn and raised borders with established plants and shrubs. A timber-covered seating area provides space for outdoor entertaining benefiting from an outdoor heater. With gated access to the side of the property. The front of the property is laid to lawn with established shrubs and hedging, and a paved pathway leading to the front entrance. A driveway to the side provides off-road parking and leads to the single garage.

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.

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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.

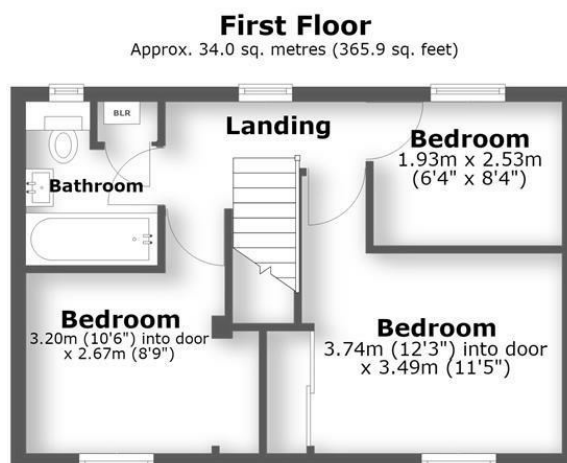
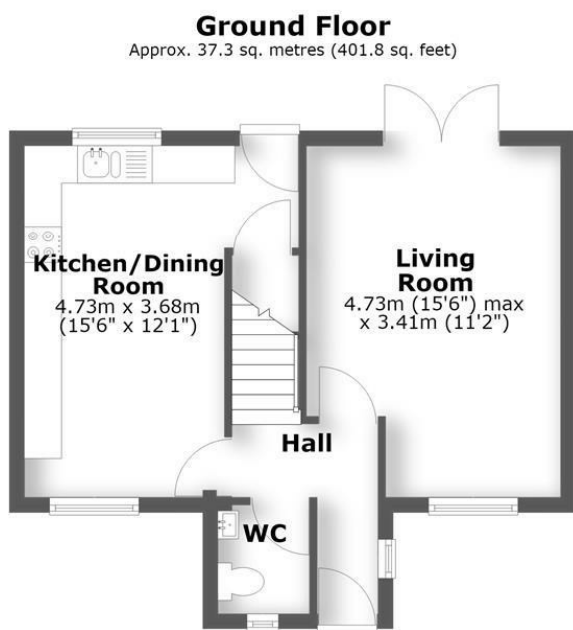
(2) These particulars do not constitute part or all of an offer or contract.

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

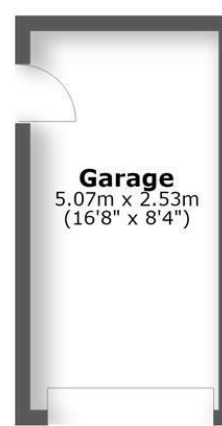
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(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.

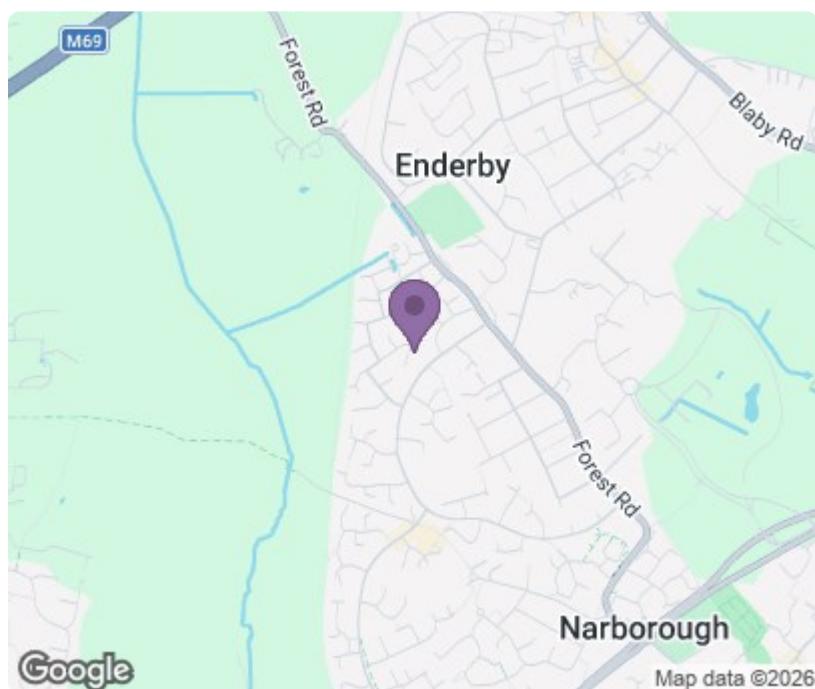




Outbuilding
Approx. 12.8 sq. metres (138.2 sq. feet)



Total area: approx. 84.2 sq. metres (905.9 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	
		72	79

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	