



117 Station Road, Leicester, LE9 6PU

Offers Over £399,000

NO CHAIN! Occupying a commanding plot, this deceptively spacious detached bungalow offers tremendous potential and has been well maintained throughout.

The generous accommodation comprises an entrance hallway, spacious living/dining room, breakfast kitchen, two double bedrooms and a bathroom. The loft has been partially converted and provides exciting potential to create further permanent accommodation, subject to the necessary planning permissions and building regulations.

Outside, the property benefits from substantial front and rear gardens, ample driveway parking and a detached garage.

An internal viewing is highly recommended to fully appreciate the space and potential on offer.

Entrance Hallway

Living / Dining Room

26'3" (max) x 13'11" (8,23 (max) x 4.24)

This large room has a window to the front aspect, and double opening doors to the rear porch. There is a feature fireplace, along with three radiators.

Breakfast Kitchen

13'11" x 9' (4.24 x 2.75)

With windows overlooking the rear garden, fitted with a good range of eye level and base level storage units with worksurfaces over and space / plumbing for a range of white goods. Radiator.

Bedroom

13'11" x 12'4" (4.24 x 3.75)

With a window to the rear aspect and to the side, there is a comprehensive range of fitted wardrobes and storage units. Radiator.

Bedroom

13'11" x 12'4" (4.25 x 3.75)

With windows to the front and side aspects, radiator.

Loft Space

22'8" x 14'2" (6.91 x 4.34)

A useful extra space, which has previously been used as an additional bedroom, accessed via pull down ladders.

Bathroom

With a window to the side aspect, fitted with a low level w/c, wash basin and a bath. Radiator.

Outside

A particular feature of this property is the plot on which it sits. The large rear garden is laid largely to lawn with established surrounding borders and a generous patio, together with a detached garage. To the side of the property there is additional parking which leads to the front of the property where there is further large garden area and the driveway.

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.

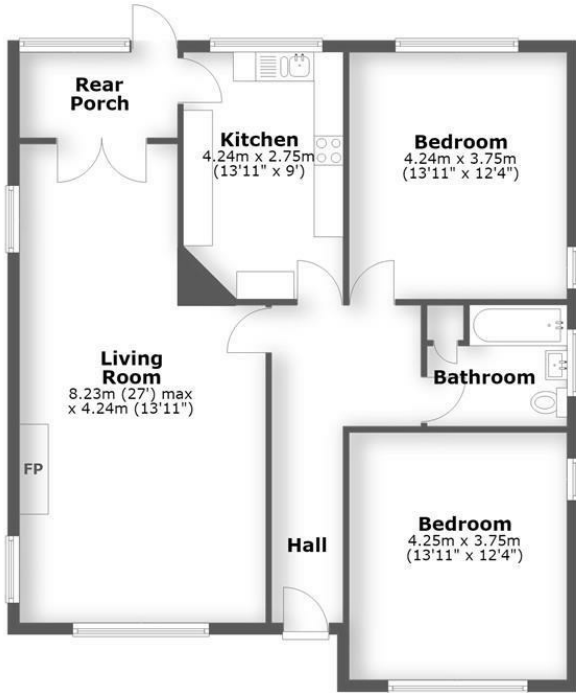
Opening Hours

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



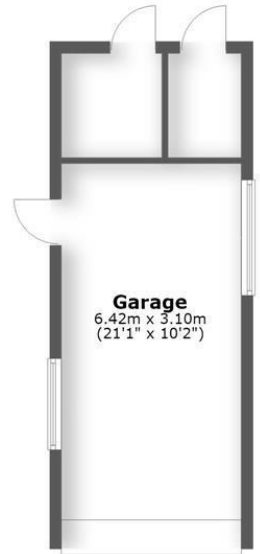
Ground Floor

Approx. 96.0 sq. metres (1033.4 sq. feet)



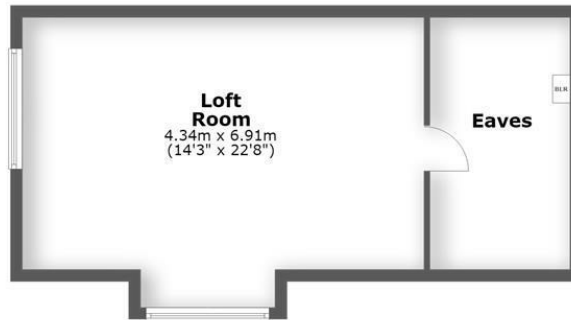
Second Floor

Approx. 25.8 sq. metres (277.3 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.1 sq. feet)



Total area: approx. 164.1 sq. metres (1766.8 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	