



6 The Cloisters Wood Street, Earl Shilton, LE9 7NP

£110,000

A well-presented one-bedroom ground-floor property, conveniently situated in Earl Shilton. The accommodation includes an entrance hall, fitted kitchen, spacious lounge/dining room with French doors opening onto the rear garden, a double bedroom and a modern bath/shower room. Outside, the property benefits from a low-maintenance rear patio & garden area. An ideal opportunity for a first-time buyer, downsizer or buy-to-let investor.

Front



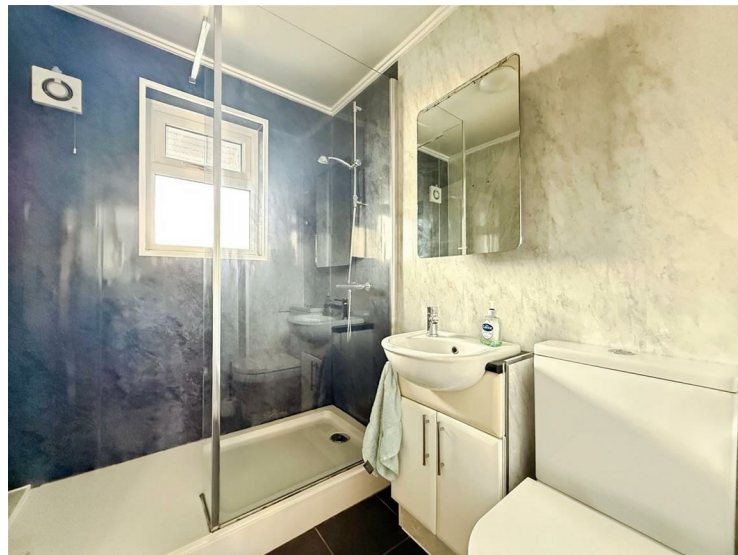
The property is approached via a covered entrance with a paved pathway. Entered through the front door, the Entrance Hall provides access to the principal rooms.

Kitchen



Fitted with a range of storage units, complementary work surfaces and tiled splashbacks. There is fitted electric hob and space/plumbing for a space for a cooker, washing machine and fridge freezer, together with windows to the front and side providing natural light. There is a wall mounted boiler.

Bathroom



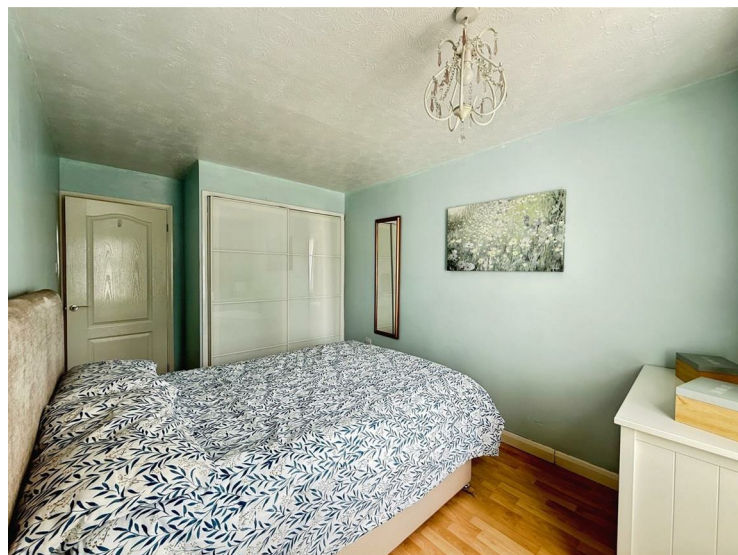
Fitted with a modern suite comprising a bath with glazed shower enclosure, wash hand basin with vanity storage and WC. A window provides natural light and ventilation.

Lounge/Dining Room



A spacious and versatile reception room with space for both lounge and dining furniture. French doors provide plenty of natural light and open directly onto the rear patio & garden area.

Bedroom



A well-proportioned double bedroom with fitted wardrobes and space for additional bedroom furniture. Window to rear aspect.

Rear



To the rear is a low-maintenance patio & garden area, accessed directly from the lounge/dining room. There is a private car park with a designated parking space.

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.

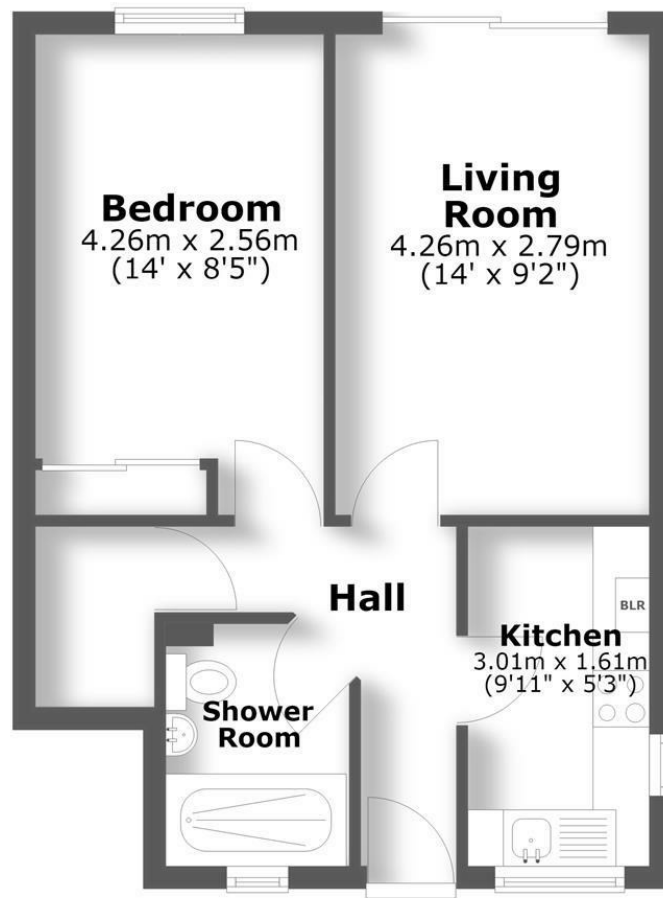
Opening Hours

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



Ground Floor

Approx. 38.5 sq. metres (414.8 sq. feet)



Total area: approx. 38.5 sq. metres (414.8 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	