CARLTON ESTATES
8 Station Road Narborough Leicestershire LE19 2HR
0116 284 9636 www.carltonestates.co.uk

> SALES & LETTINGS









75 Main Street, Leicester, LE9 2AL

£294,950

A pretty Grade II Listed cottage set within a secluded position within the sought after village of Kirby Muxloe. The property, which has been well maintained, has spacious accommodation briefly comprising: Entrance, Living room, Conservatory, Breakfast kitchen, Inner lobby, Dining room, Ground floor bathroom, Utility. First floor: Two double bedrooms and an additional Bathroom. Outside: Generous 'wraparound' garden, a large Brick built outhouse and access to the driveway and garage.

Entrance
With a door to the kitchen and stairs off rising to the first floor.

Breakfast Kitchen
With a window to the front aspect and an opening to the inner lobby. Fitted with a range of eye level and base level storage units with worksurfaces over, together with a Butler sink and Raeburn stove.

Living Room
With an opening to the conservatory and a feature log burning stove.

Conservatory
With doors to outside and windows overlooking the rear garden.

Inner Lobby
With doors to the dining room, utility and bathroom.

Utility
With a wall mounted gas boiler, and space / plumbing for a washing machine and tumble dryer.

Dining Room
With a window to the side aspect and doors to outside.

Ground Floor Shower Room
With a window to the side aspect, fitted with a low level w/c, wash basin and shower enclosure.

First Floor Landing

Bedroom
With dual aspect windows.

Bedroom
With a window to the side aspect and a storage cupboard.

Bathroom
With a window to the rear aspect, fitted with a low level w/c, wash basin and a bath with a shower over.

Outside
The generous, enclosed and well maintained garden is laid largely to lawn with various planted areas and a paved patio, together with a generous brick built outhouse.
A gate leads to a driveway and a detached single garage, which is rented to the current owner by EM Homes, which we understand can be retained by the future purchaser.

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.

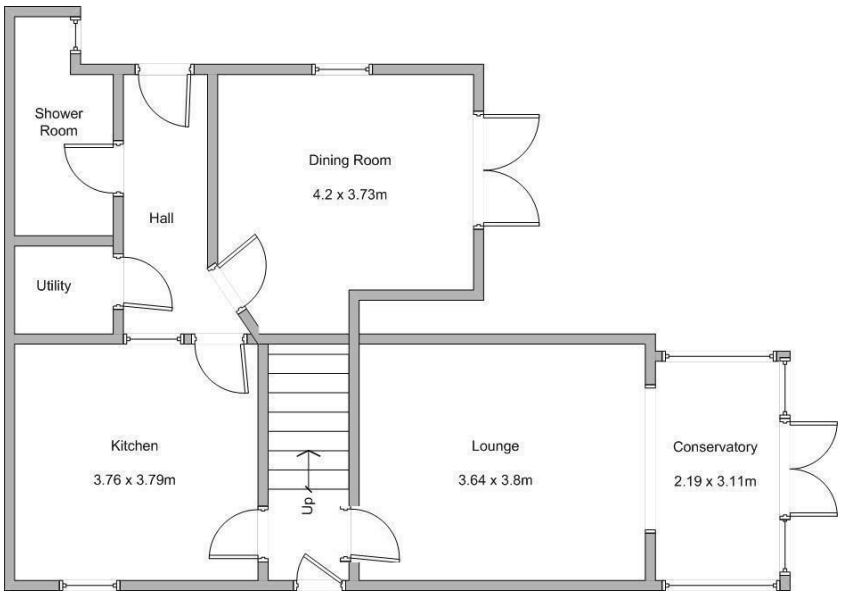
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

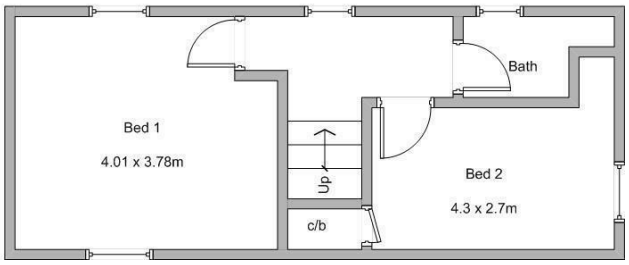
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(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.

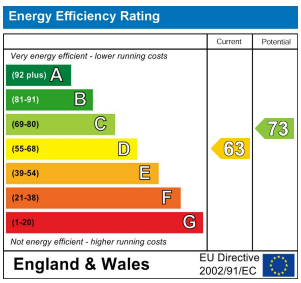
Opening Hours
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm

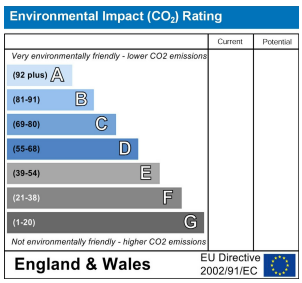












Carlton Estates
8 Station Road
Narborough
Leicestershire
LE19 2HR

T. 0116 284 9636
E. sales@carltonestates.co.uk

Carlton Estates (Narborough) Ltd. Registered in England No 5146293