



29 Disraeli Street, Leicester, LE2 8LX

£169,950

A BEAUTIFULLY PRESENTED two bedroom semi detached home in a popular part of Aylestone. The well appointed accommodation briefly comprises: Entrance hallway, Ground floor W/C, Living room, Dining kitchen. First Floor: Landing, Two bedrooms and a Bathroom. Outside: Enclosed rear garden and Driveway parking. NO CHAIN!

Entrance Hallway

With doors to the living room and ground floor W/C, radiator.

Ground Floor W/C

With a pedestal wash basin and low level w/c, radiator.

Living Room

15'01 x 10'05 (4.60m x 3.18m)



With a window to the front aspect, stairs off rising to the first floor, opening to the kitchen, radiator.

Additional Image



Dining Kitchen

13'06 x 8'05 (4.11m x 2.57m)



The modern kitchen is fitted with a range of eye level and base level

units with rolled edge work surfaces and tiled splash backs. There is a fitted electric oven with gas hob and extractor hood over, together with space / plumbing for a washing machine and fridge / freezer. Windows overlook the rear garden and double opening French doors give outside access.

First Floor Landing

With doors off to all first floor accommodation.

Master Bedroom

11'07 x 10'01 (plus robes) (3.53m x 3.07m (plus robes))



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

Bedroom Two

10'10 x 7'10 (plus robes) (3.30m x 2.39m (plus robes))

With windows to the front aspect, built in wardrobes, radiator.

Bathroom



Fitted with a low level w/c, pedestal wash basin and a paneled bath with glass screen and shower over, radiator.

Outside



The low maintenance rear garden is laid mainly to artificial grass with a raised area of timber decking and a paved patio area.

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

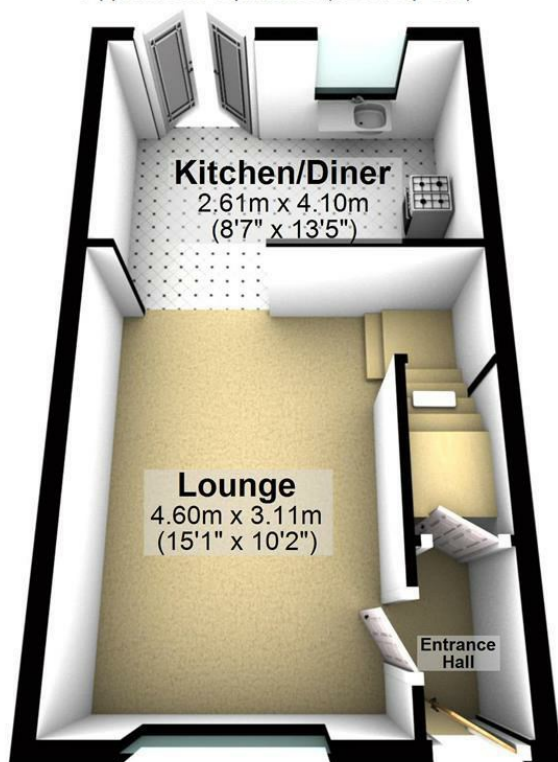
Opening Hours

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



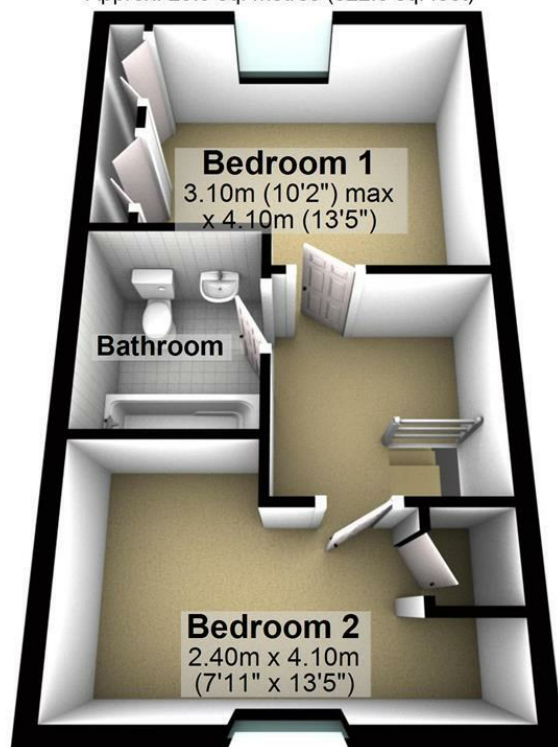
Ground Floor

Approx. 29.9 sq. metres (322.1 sq. feet)



First Floor

Approx. 29.9 sq. metres (322.0 sq. feet)



Total area: approx. 59.8 sq. metres (644.1 sq. feet)

This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.



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	
79	79
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	
82	82
England & Wales EU Directive 2002/91/EC	