



Mount View Cambridge Road, Leicester, LE9 1SH

Offers Over £795,000

An exciting opportunity to reserve a brand-new executive family home in the highly regarded South Leicestershire village of Cosby.

Currently under construction, this substantial property is deceptively spacious, with thoughtfully planned accommodation and a strong emphasis on quality throughout.

The impressive living and dining kitchen is set to form the heart of the home, offering generous space for everyday family life and entertaining. A separate sitting room and study provide welcome flexibility, while an entrance hall, utility room and ground floor WC complete the ground floor.

Upstairs, four well-proportioned bedrooms are served by two en suites and a family bathroom.

The house occupies a generous, mature plot that gives it a wonderful sense of space and privacy. The landscaped rear garden will provide ample room to relax and entertain, complemented by a double garage and driveway parking.

With its generous proportions, quality finish and established setting, this promises to be an exceptional family home. Early reservation is highly recommended.

Entrance Hallway

A generous, welcoming entrance hall provides access to the principal ground-floor rooms. Underfloor heating begins here and extends throughout the property.

Large Living Kitchen

This spacious, light-filled room enjoys views over the rear garden through generous windows, while large bi-folding doors open directly onto the outside space. The kitchen area will be fitted with a high-quality range of wall and base units, quartz worktops and quality branded appliances. There is ample room for family-sized dining and living furniture, creating a welcoming space for everyday life and entertaining.

Utility

A generous utility room will be fitted with a matching range of storage units, providing practical space to complement the kitchen.

Living Room

A spacious living room filled with natural light from its dual-aspect windows, with bi-folding doors opening onto the garden.

Study / Additional Sitting Room

A generously sized additional reception room with a window to the front. Offering ample space for a desk and seating, it could serve as a home office, snug or playroom.

Ground Floor Shower Room

The ground-floor shower room has a glass-enclosed shower with blue tiling, a rainfall shower head and handheld attachment. There is also a vanity washbasin, a fitted WC and brass-toned fittings.

First Floor Landing

The spacious first-floor landing is filled with natural light from two roof windows and overlooks the hallway below. It has an oak balustrade and provides access to the first-floor rooms.

Bedroom One

En Suite

This shower room has large-format tiling, a walk-in shower with rainfall and handheld shower heads, and a wall-mounted vanity washbasin with a black tap.

Bedroom Two

En Suite

With a glass-enclosed shower, rainfall and handheld shower heads, blue feature tiling and a wall-mounted vanity washbasin with brass-toned fittings.

Bedroom Three

Bedroom Four

Family Bathroom

A light-filled bathroom with two roof windows, a freestanding bath, WC and vanity washbasin. Large-format tiles and black fittings give the room a simple, modern finish.

Outside

A particular feature of this brand-new home is its generous, established setting. Several mature trees give the plot a sense of character, while a large lawn wraps around the property and leads to a spacious patio for outdoor dining and entertaining. A block-paved driveway provides parking and leads to the double garage, which has an electric door and inset solar panels on its roof.

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.

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 - * 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.

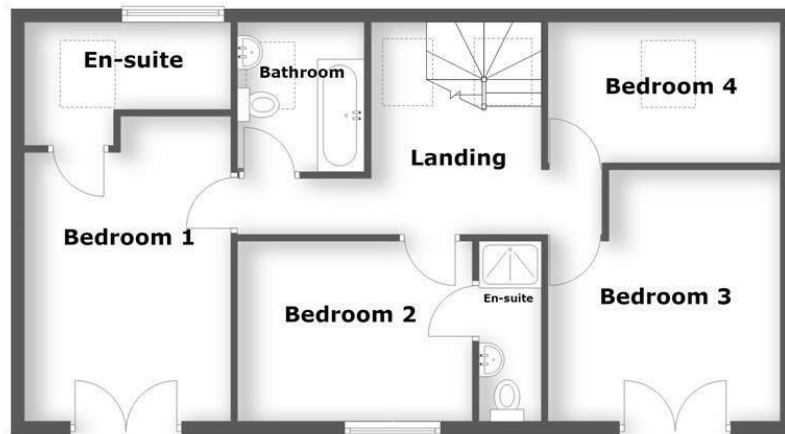
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

Opening Hours

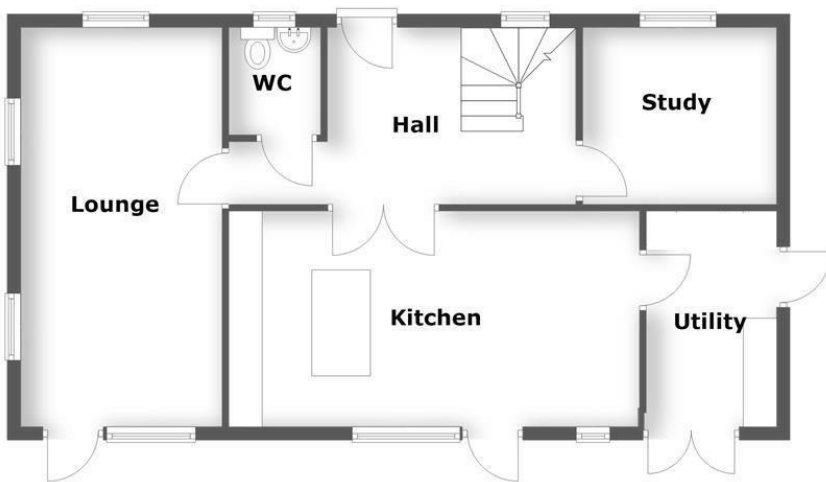
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



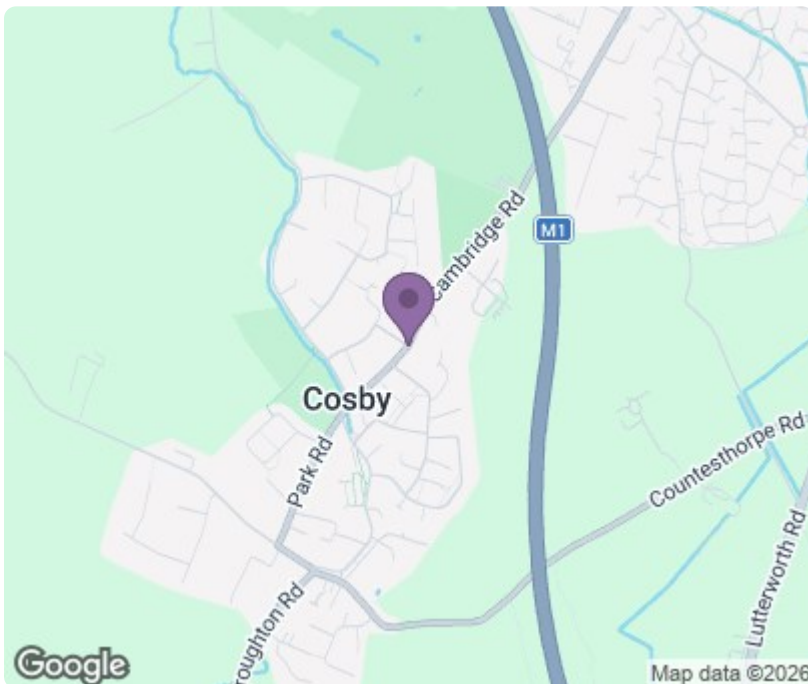
First Floor



Ground Floor



Outbuilding



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	