



3 Bosworth Close, Leicester, LE9 6AN

£474,950

Situated on the outskirts of Broughton Astley, this **IMPRESSIVE** and **BRAND NEW** executive detached family home is **NOW AVAILABLE TO RESERVE!**

Situated within a select development of just six other homes and accessed via **ELECTRICALLY OPERATED GATES**, this family home has been finished to **EXACTING STANDARDS** with a range of **QUALITY FIXTURES AND FITTINGS** THROUGHOUT!

The accommodation briefly comprises: Entrance hallway, an **IMPRESSIVE** open plan **LIVING / DINING KITCHEN**, W.C. First Floor: Four bedrooms, **TWO EN SUITES** and a Family bathroom. Outside: Enclosed rear garden, Driveway parking and a **GARAGE**.

Entrance Hallway

With doors off to the Kitchen and w/c, stairs rise to the first floor. Underfloor heating which continues throughout the ground floor.

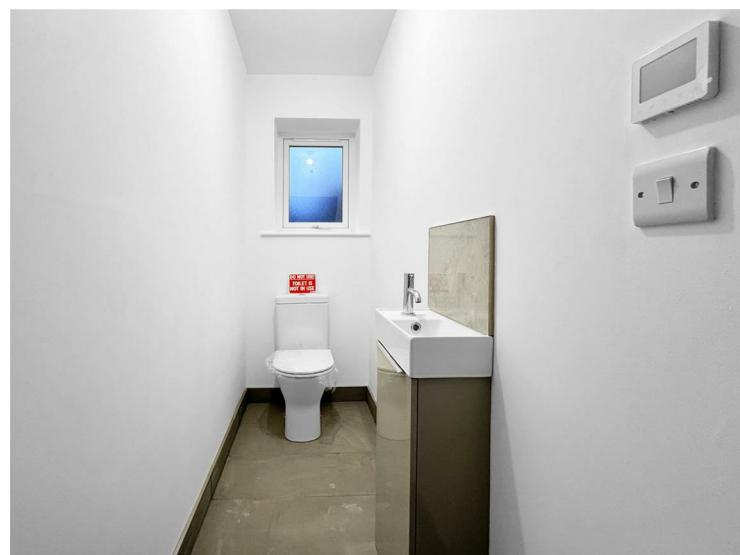
Open Plan Living / Dining Kitchen



This impressive room has feature bi-folding doors and additional double opening French doors opening to the rear garden and a window to the front aspect, which collectively create a light and airy room.

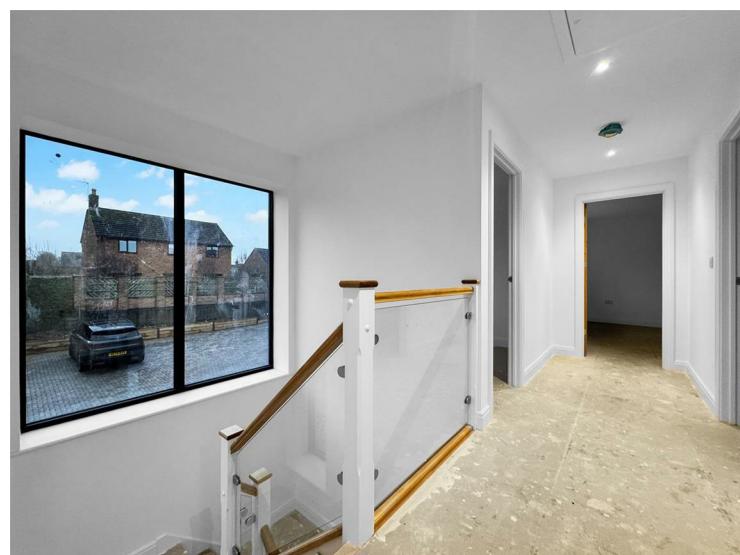
The quality kitchen area is fitted with a range of eye level and base level units with Quartz worksurfaces over and matching upstands. There is a fitted double oven, induction hob with an extractor hood over, together with an integrated dishwasher, fridge / freezer and a washing machine.

Ground Floor Wc



With a window to the front aspect, fitted with a low level w/c and an inset wash basin with storage under.

First Floor Landing



With a large feature window to the front aspect and doors off to all first floor accommodation.

Bedroom



With a bow window to the rear aspect, door to the ensuite, radiator.

En Suite



Fitted with a low level w/c, inset wash basin with storage under and a shower enclosure. Heated towel rail / radiator.

Bedroom



With a window to the front aspect, door to the ensuite, radiator.

En Suite



With a window to the rear aspect, fitted with a low level w/c, inset wash basin with storage under and a shower enclosure. Heated towel rail / radiator.

Bathroom



Fitted with a low level w/c, inset wash basin with storage under and a bath with a glass screen and shower over. Heated towel rail / radiator.

Bedroom



With a bow window to the rear aspect, radiator.

Outside



The enclosed rear garden is laid largely to lawn with a good sized paved patio area.

To the front of the property is driveway parking and access to the garage.

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

With a window to the front aspect, radiator.

Bedroom



- * 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
- * ACCCOMPANIED 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.

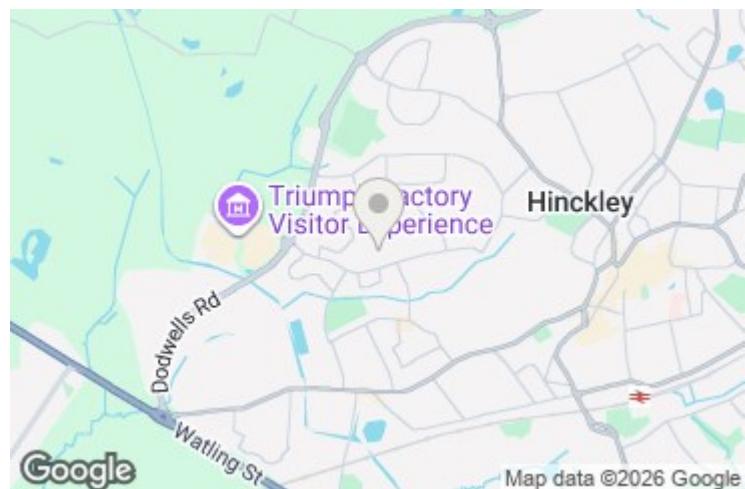
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(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.

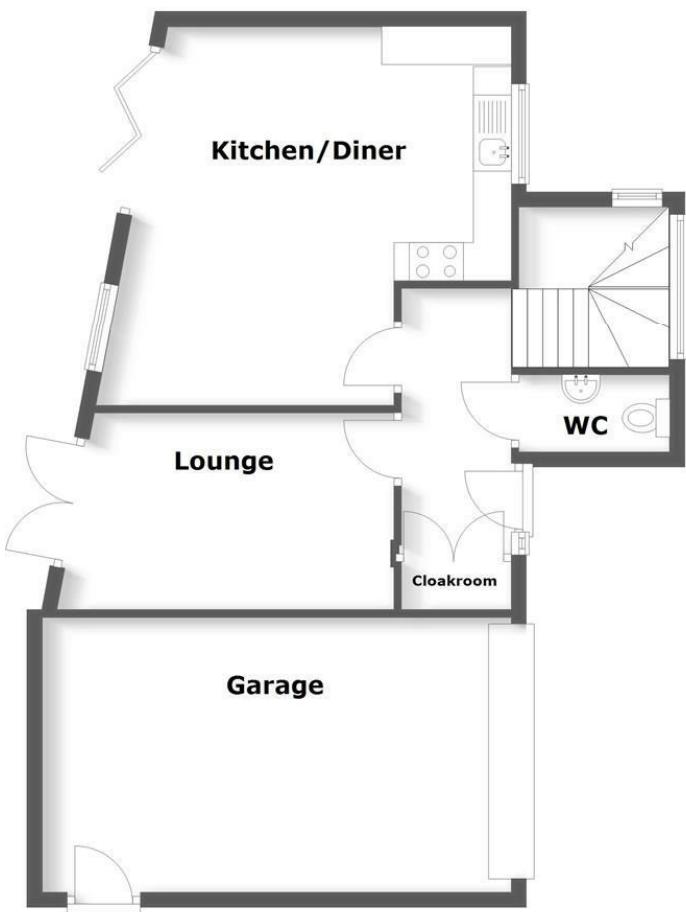
Opening Hours

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



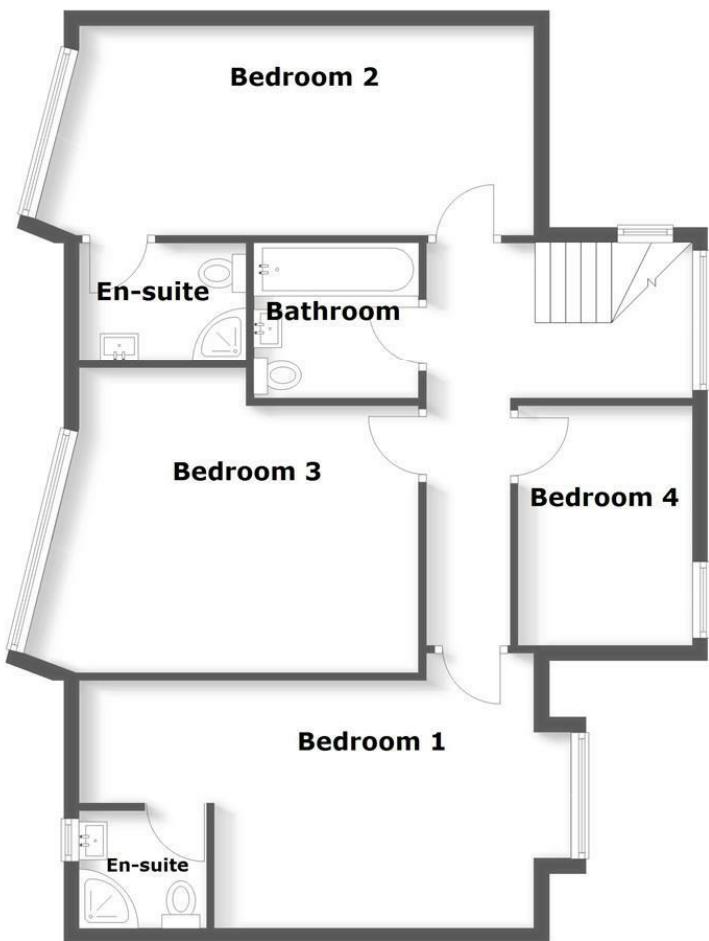
Ground Floor

Approx. 70.1 sq. metres (754.8 sq. feet)

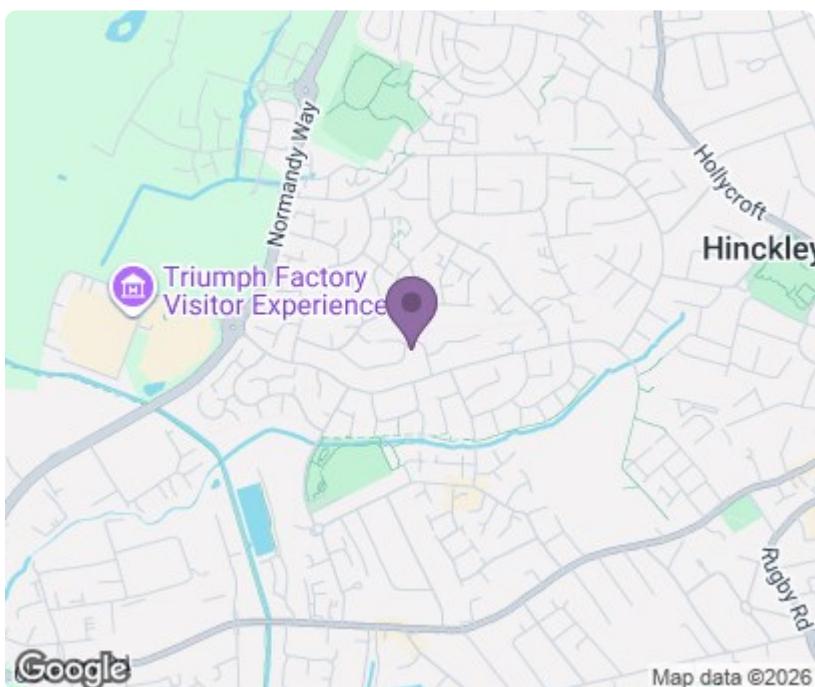


First Floor

Approx. 85.1 sq. metres (915.5 sq. feet)



Total area: approx. 155.2 sq. metres (1670.3 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	

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