



6 Parnell Close, Leicester, LE19 2JS

£425,000

A well presented and spacious five bedrooomed detached family home arranged over three floors, set within a desirable cul-de-sac position in Littlethorpe. The versatile accommodation briefly comprises: Entrance hallway, Living room, Dining room, Kitchen, Ground floor W.C. Five bedrooms, Two En suite's, a Family bathroom and a Dressing room. Outside: A private enclosed rear garden together with off-road parking and a garage. An ideal family home in a sought-after village location.

Entrance Hallway

With stairs rising to the first floor and doors off to all ground floor accommodation and a storage cupboard. Radiator.

Lounge

With a bay window to the front aspect, double doors to the dining room and a feature fireplace. Radiator.

Dining Room

With a door leading to the hallway and double opening patio doors onto the rear garden. Radiator.

Kitchen

With a window to the rear aspect and two doors leading outside. The kitchen is fitted with a range of eye and base level storage units with work surfaces over. There is an integrated gas hob with extractor over, an electric oven and built in microwave and there is space/plumbing for a fridge/freezer, washing machine and dishwasher. Vertical radiator.

WC

With an obscure window to the side aspect, fitted with a low level WC, a wall mounted wash basin with storage under and a radiator.

First Floor Landing

With doors off to all first floor accommodation, a storage cupboard and stairs rising to the second floor.

Bedroom Two

With a window to the front aspect, a door to the en suite and a radiator.

En Suite

With an obscure window to the front aspect, fitted with a low level wc, pedestal wash basin and a shower enclosure. Radiator.

Bedroom Three

With a window to the rear aspect and a radiator.

Bedroom Four

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

Bedroom Five

With a window to the front aspect, built in storage cupboards and a radiator.

Bathroom

With a window to the side aspect, fitted with a low level wc, pedestal wash basin and a bath with a shower attachment and a glass screen. Radiator.

Second Floor Landing

With doors to a store room and a dressing room.

Dressing Room

With a velux window to the rear aspect, an opening to the master bedroom, a door to a storage cupboard and an en suite. Radiator.

Bedroom One

With windows to the front and side aspect and two radiators.

En Suite

With a velux window to the rear aspect, fitted with a low level wc, pedestal wash basin and a shower enclosure. Radiator.

Outside

The rear garden is laid largely to artificial turf, with a decked areas and a patio area.

To the front of the property is driveway parking for numerous cars.

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.

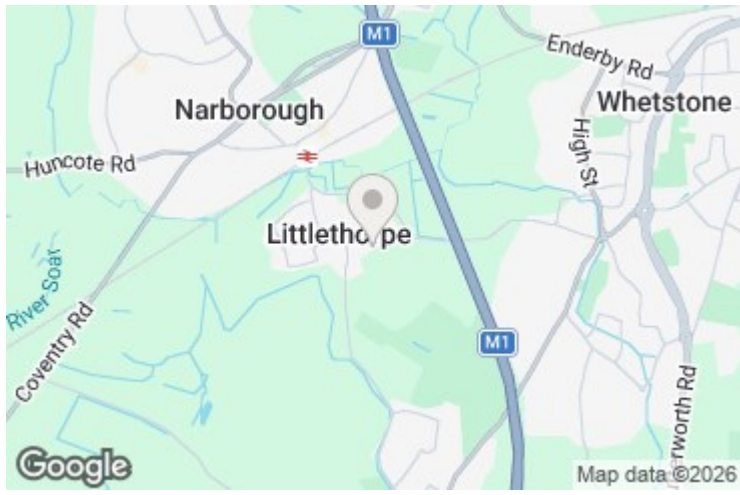
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(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.

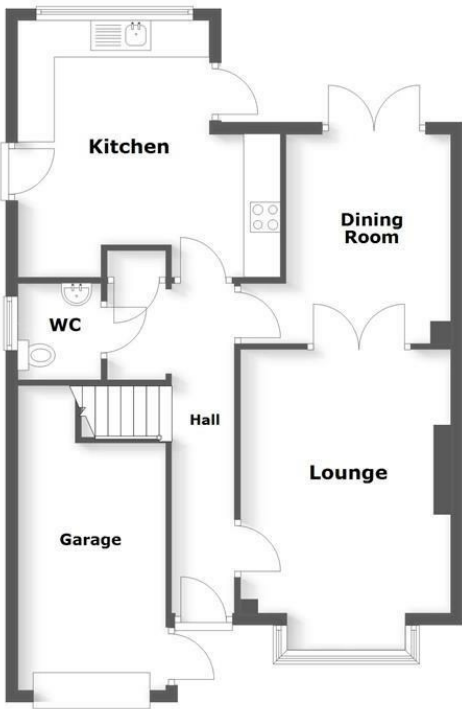
Opening Hours

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



Ground Floor

Approx. 61.3 sq. metres (659.7 sq. feet)
(excluding Hall)



First Floor

Approx. 59.7 sq. metres (642.7 sq. feet)



Second Floor

Approx. 44.6 sq. metres (480.3 sq. feet)



Total area: approx. 165.6 sq. metres (1782.6 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		