



61 Broughton Road, Leicester, LE9 3EB

£382,000

A substantially EXTENDED and deceptively spacious FOUR bedroomed DETACHED family home situated in the highly popular South Leicestershire village of CROFT. The accommodation has been maintained to an EXCELLENT standard and briefly comprises: Entrance hallway, FABULOUS LIVING KITCHEN, Sitting room, Four GOOD SIZED bedrooms, a Shower room and a Separate w/c. Outside: Enclosed rear garden, GARAGE and a GENEROUS driveway. NO CHAIN!

Entrance Hallway



Additional Image



With stairs off rising to the first floor, doors to the kitchen and the living room.,, Amico flooring which extends throughout the ground floor Radiator.

Open Plan Living / Dining / Kitchen



Additional Image



This room is a particular feature of this property, having been refitted with a comprehensive and quality range of eye level and base level storage units with worksurfaces over and tiled splashbacks. There is a fitted double electric oven, gas hob with extractor hood over, together with an integral washing machine and dishwasher. Additionally there is large island which provides additional storage and seating.

Within the seating area, there are double opening French doors to outside, and ample room for family sized living furniture.

Additional Image



Additional Image



First Floor Landing



Additional Image



With a window to the side aspect and doors off to all first floor accommodation.

Bedroom One



Living Room



With a window to the front aspect, radiator.

Additional Image



With a window to the front aspect, feature real flame coal burning effect gas fire. Radiator.

Bedroom Two



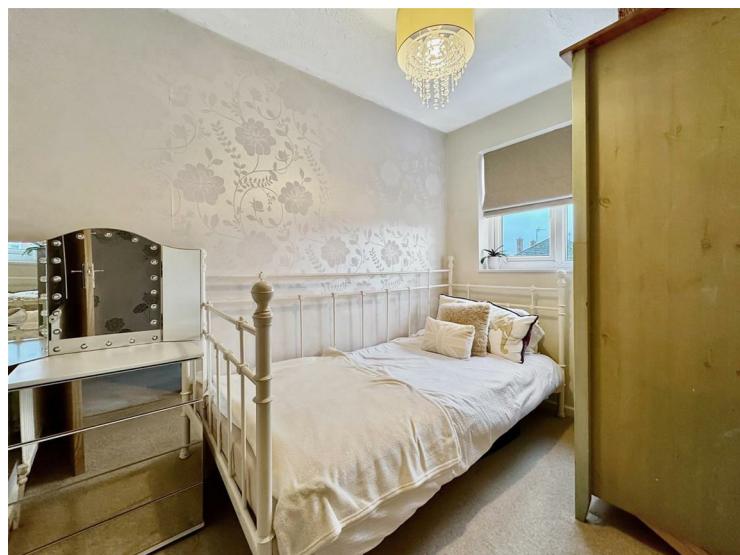
With a window to the rear aspect, radiator.

Bedroom Three



With a window to the front aspect, radiator.

Bedroom Four



With a window to the rear aspect, radiator.

Shower Room



With a window to the side aspect, having been refitted with a low level w/c, inset wash basin with storage under and walk in shower enclosure. Heated towel rail / radiator.

Additional Image



Separate Wc



With a window to the rear aspect, w/c, radiator.

Outside



The enclosed and low maintenance rear garden is laid to a combination of artificial turf and timber decking with a mature and well stocked border.

To the front of the property is a generous driveway which in turn gives access to the detached garage.

Additional Image



Additional Image



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 party's 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.

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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.

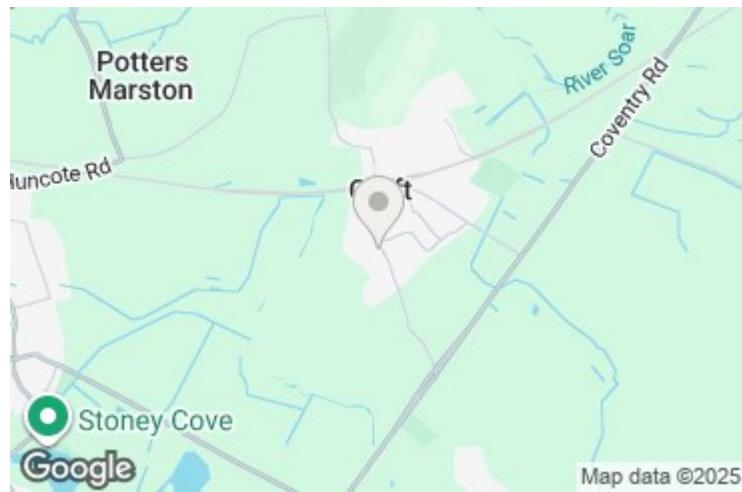
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(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



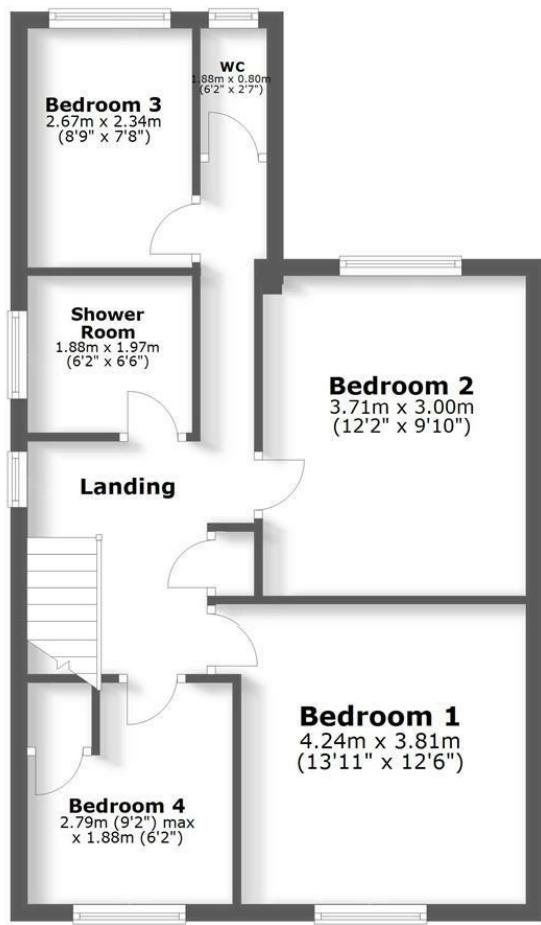
Ground Floor

Approx. 61.7 sq. metres (664.6 sq. feet)



First Floor

Approx. 51.9 sq. metres (558.3 sq. feet)



Total area: approx. 113.6 sq. metres (1222.9 sq. feet)



		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			
EU Directive 2002/91/EC		84	64
England & Wales			

		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
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