



**20 Camelot Way, Leicester, LE19 3BT**

**£435,000**

A DECEPTIVELY SPACIOUS, executive detached family home with FOUR / FIVE BEDROOMS, situated on the ever popular 'Pastures' Development in Narborough. The well appointed accommodation briefly comprises: Entrance hallway, Large living room, TWO CONSERVATORIES, Dining room, Dining kitchen, W/c. First Floor: Four / Five bedrooms, En suite and a Family bathroom. Outside: GENEROUS rear garden, TANDEM garage and Driveway parking. MUST BE SEEN!



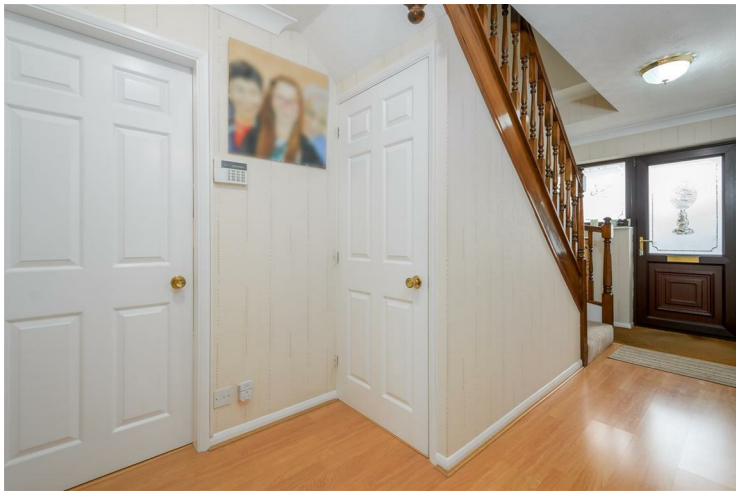
Additional Image



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Entrance Hallway



With stairs off rising to the first floor, radiator.

Living Room



With a window to the front aspect, feature real flame coal burning effect gas fire, sliding patio doors to the conservatory, radiator.

Conservatory



This excellent addition to the property provides a further versatile living space with windows overlooking the rear garden and a door to the outside.

Dining Room



With a window to the front aspect, radiator.



## Dining Kitchen



With a window to the rear aspect and a door to the conservatory, the kitchen is fitted with a 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 an extractor hood over, together with an integral larder fridge and freezer, and a dishwasher. Radiator.

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### Additional Image



## Conservatory



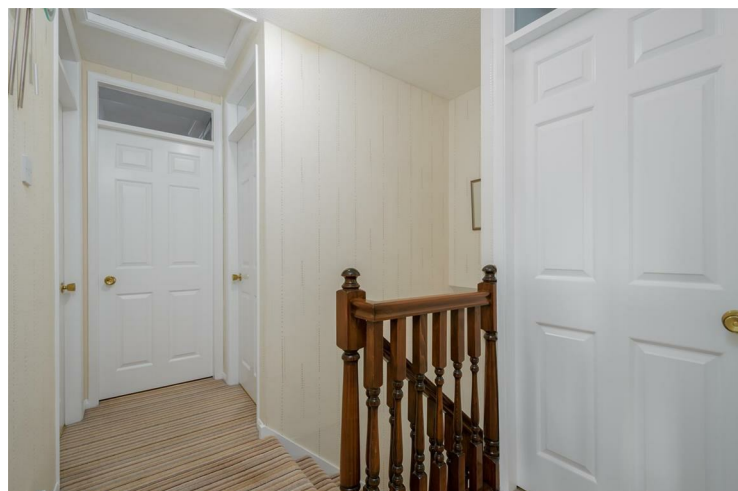
Another versatile space with views over the garden and access to the rear of the tandem garage which is currently used as a utility area.

## Ground Floor W.c



With a window to the rear aspect, fitted with a low level w/c and wash basin. Radiator.

## First Floor Landing



With doors off to all first floor accommodation.



## Bedroom



With a window to the rear aspect, fitted with a good range of storage units and wardrobes, door to the ensuite, radiator.

### Additional Image



## En Suite



With a window to the rear aspect, fitted with a low level w/c, wash basin and shower cubicle. Radiator.

## Bedroom



With a window to the front aspect, fitted wardrobes, radiator.

## Bedroom



Currently used as two separate rooms, but could be used as an additional large principal bedroom with a dressing area and en-suite. The smaller of the two rooms has a window to the front aspect, a radiator, and a door to the larger room which has dual aspect windows and two radiators

### Additional Image





Additional Image



Bedroom



With a window to the rear aspect, radiator.

Family Bathroom



With a window to the rear aspect, fitted with a low level w/c, wash basin and a 'P' shaped bath with shower over and glass screen. Radiator.

Additional Image



Outside



A particular feature of this property is the rear garden. Having been maintained to an exceptional level by the current vendors, laid largely to lawn with mature surrounding borders which create year round interest, a paved patio area, pergola and timber shed. To the front of the property is a further area of lawn and driveway parking.

Additional Image





#### Additional Image



#### Additional Image



#### Additional Image



#### Narborough

Narborough lies approximately six miles from Leicester City Centre and boasts an array of facilities to meet most needs for day to day shopping and leisure. Within a ten minute drive, wider facilities are available at Blaby, Fosse Park and Meridian Shopping, Entertainment and Business Centre.

#### Education

There are three Primary Schools in Narborough, Greystokes, Redhill Field and The Pastures with Brockington College at Enderby offering

education for the 11 – 14 age group and Lutterworth College catering for the 14 – 18 age group. The private Leicester Grammar School is approximately within a twenty minute drive.

#### Leisure

Being a rural area, there are ample footpaths, bridleways and cycle routes in the area whilst within a ten minute drive there is an array of further leisure facilities catering for most interests.

#### Transport Links

Narborough is approximately two miles from Junction 21 of the M1\M69 motorway network for travel north, south and west, and a rail link to Leicester and Birmingham is available at Narborough Station.

#### Village Facts

Narborough was first founded by the Saxons with an original name of 'Nor Burh'; today Narborough has a population of some 7000 people. Narborough is ideal for the work commuter set near Junction 21 of the M1 and it has a railway station. Narborough railway station first opened in 1864 and closed for a short while in 1968 reopening in 1970 due to local demand.

#### 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](http://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.

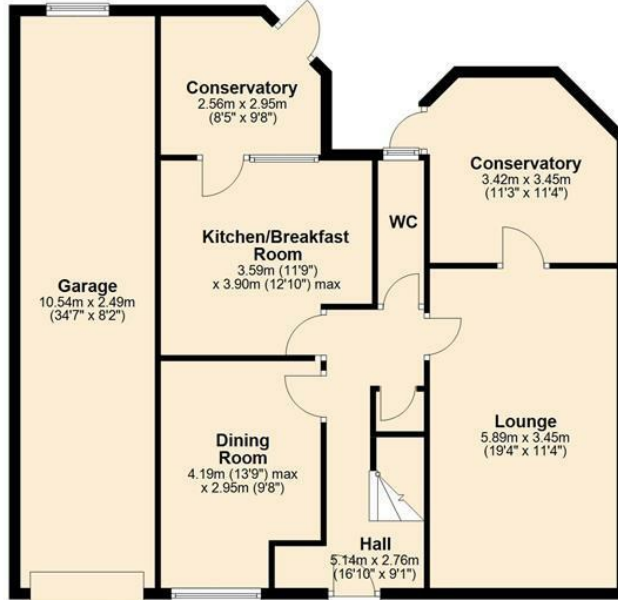
### Opening Hours

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



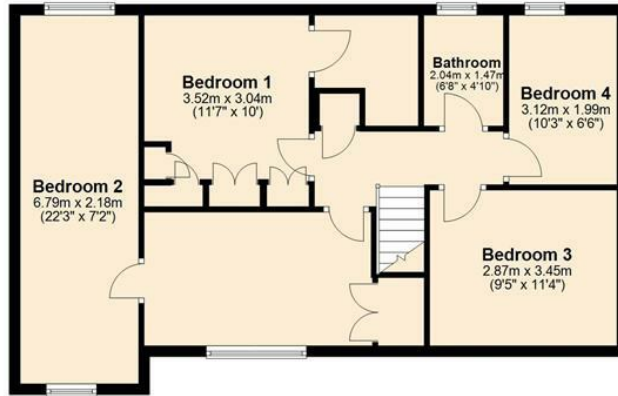
### Ground Floor

Approx. 105.2 sq. metres (1132.3 sq. feet)



### First Floor


Approx. 68.4 sq. metres (736.7 sq. feet)



Total area: approx. 173.6 sq. metres (1869.0 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			
England & Wales		79	82
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	