

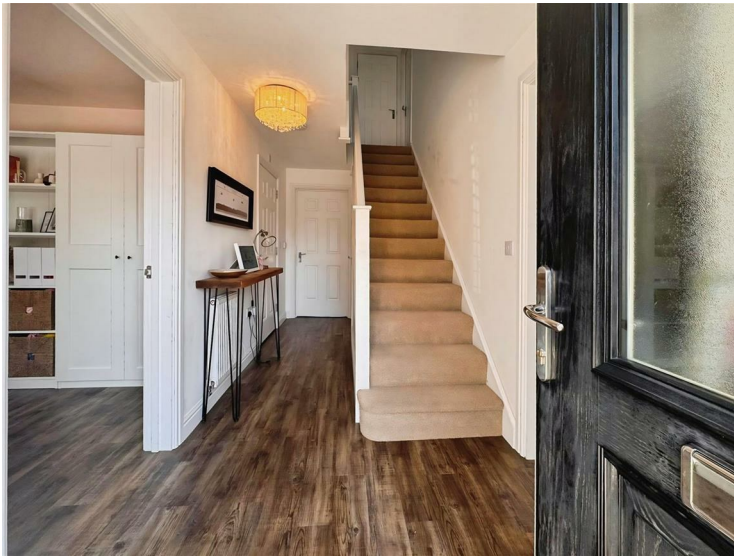
5 Church Farm Close, Leicester, LE9 1RW

£600,000

Set in the heart of Cosby village, this hugely desirable home has been maintained to an exceptional standard by the current vendors and has spacious and well appointed accommodation, briefly comprising: Entrance hallway, Living room, Living / dining kitchen, Utility, Ground floor w/c and a Snug/study. First Floor: Three bedrooms (EN SUITE to master) and a Family bathroom. Second Floor: Two bedrooms, a bathroom and a store room. Outside: Enclosed rear garden, driveway parking and a garage.

For commuters, Narborough railway station is within easy driving distance, offering services to Leicester in around 10–15 minutes and to Birmingham New Street in under an hour. Road links are strong, with access to the M1 and M69 providing routes towards Leicester, Coventry and Nottingham, as well as wider national connections.

Entrance Hallway



With doors leading to the lounge, study/snug, living / dining kitchen, WC and a storage cupboard. Radiator.

Living Room



With a window to the front aspect, a feature fireplace and a radiator.

Study/Snug



With a window to the front aspect and a radiator.

WC

Fitted with a low level WC and a pedestal wash basin.

Living / Dining Kitchen



The heart of the home, this spacious kitchen and living area is flooded with natural light from two rear-facing windows, along with double-opening French doors that lead out to the garden. A separate door provides convenient access to the utility room.

The kitchen is thoughtfully fitted with a high-quality range of wall and base units, complemented by generous work surfaces. Integrated appliances include a gas hob with extractor hood, double electric oven, dishwasher, and both fridge and freezer.

There is plenty of room to accommodate family-sized dining and comfortable living furniture, making it an ideal space for both everyday living and entertaining.

Utility



With a door leading outside and space/plumbing for a washing machine and a tumble dryer.

Landing



With a window to the front aspect, stairs rising to the second floor and doors leading to all first floor accommodation.

Bedroom One



With a window to the front aspect, fitted wardrobes and a door to the en suite. Radiator.

En Suite



With an obscure glass window to the rear aspect, fitted with a low level WC, a pedestal wash basin and a walk in shower enclosure. Heated towel rail/radiator.

Bedroom



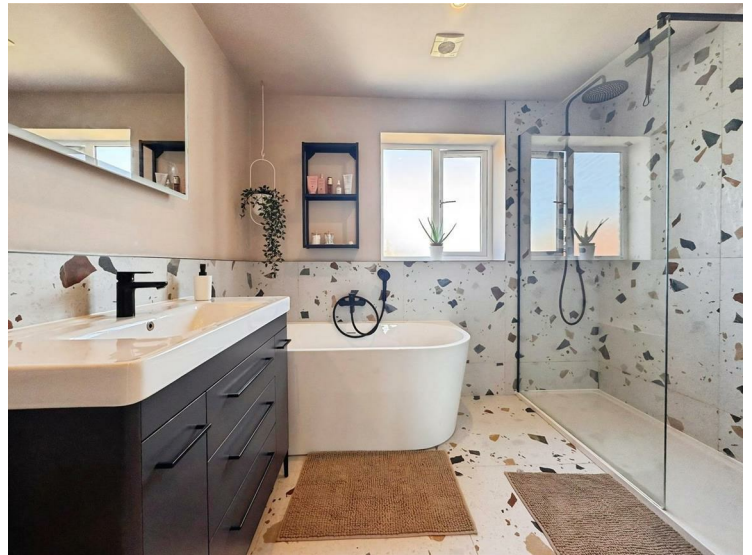
With a window to the rear aspect and a radiator.

Bedroom



With a window to the front aspect and a radiator.

Bathroom



With a window to the rear aspect, fitted with a low level WC, inset wash basin and vanity unit, a bath and a walk in shower enclosure, with tiles splashback throughout.

Landing

With doors to a bathroom, bedroom two and three and a storage cupboard.

Bedroom



With a window to the front aspect and a rear facing Velux. Radiator.

Bedroom



With a window to the front aspect and sliding wardrobes. Radiator.

Bathroom



Fitted with a low level WC, a pedestal wash basin and a walk in shower cubicle. Radiator.

Outside



The rear garden is laid to a combination of lawn and paving, with a side gate which leads to the driveway and garage.

To the front of the property is a paved and gravelled area, and to the side is a paved driveway leading to the garage, allowing 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.

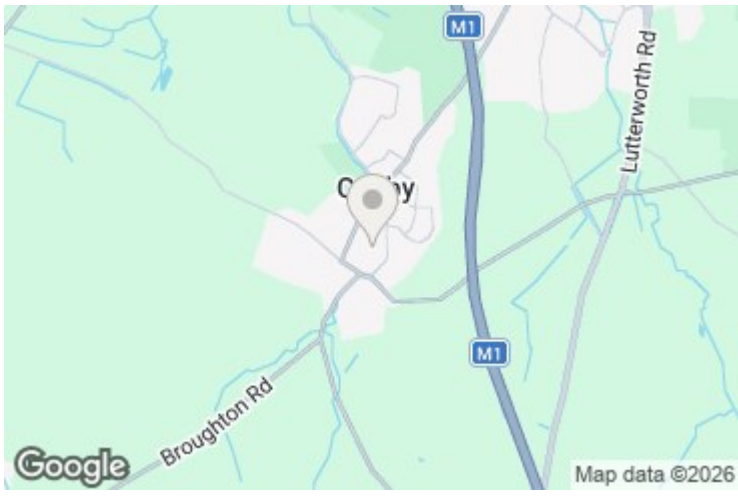
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(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



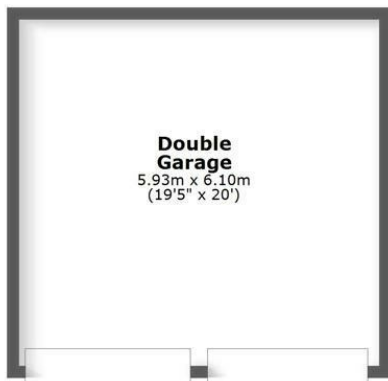
Ground Floor

Approx. 65.3 sq. metres (702.4 sq. feet)



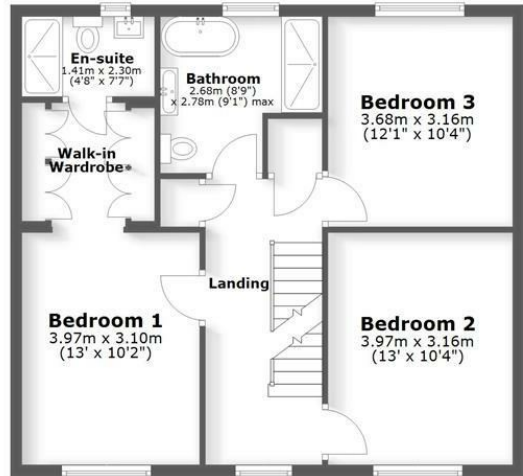
Outbuilding

Approx. 36.2 sq. metres (389.4 sq. feet)



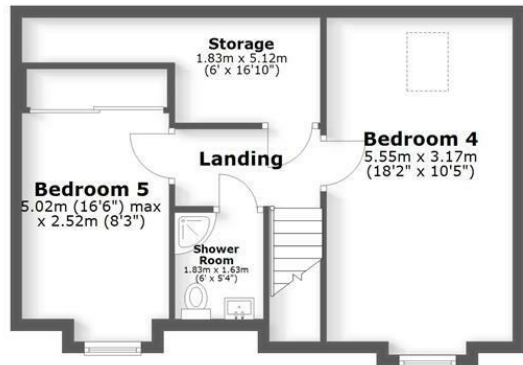
First Floor

Approx. 65.1 sq. metres (701.0 sq. feet)

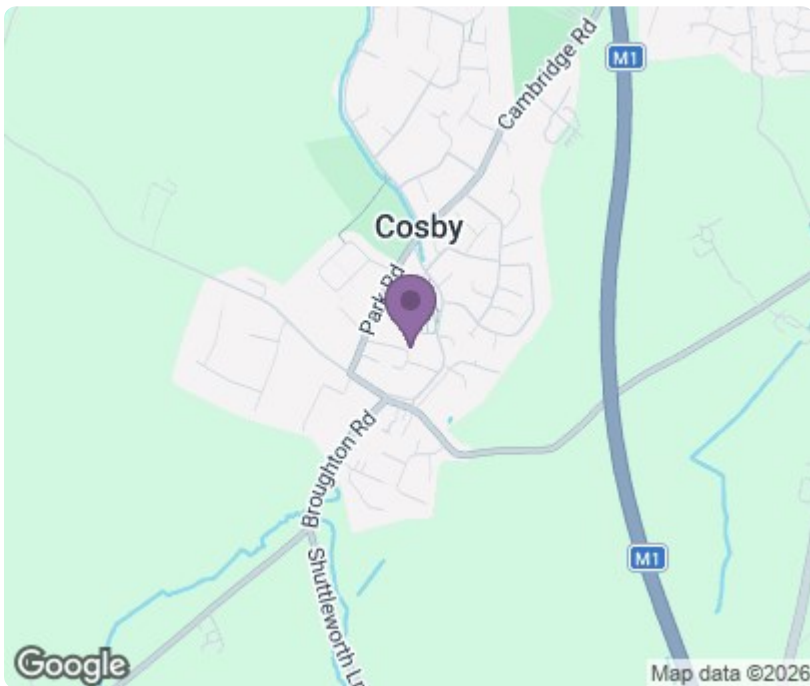


Second Floor

Approx. 46.7 sq. metres (503.1 sq. feet)



Total area: approx. 213.3 sq. metres (2295.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Vary 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
Vary 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	