



**13 Badger Drive, Leicester, LE8 6ZW**

**Offers Over £395,000**

Located in the highly regarded village of Whetstone, this exceptional four bedroom detached family home offers beautifully presented accommodation, perfectly suited to modern family life.

Stylish, spacious and ready to move straight into, the property has been thoughtfully improved to create a home that is both practical and inviting.

### Entrance Hallway



A welcoming entrance porch leading through to an elegant hallway featuring attractive wall panelling.

### Sitting Room



The spacious lounge enjoys a pleasant position to the front of the property and provides a superb setting for both relaxing and entertaining, with a half bay window allowing plenty of natural light to pour in.

### Play Room / Snug / Home Office



The former garage has been cleverly adapted to provide a valuable extra reception room, currently used as a play room, but equally ideal as a home office or snug. A useful storage section remains to the front.

### Kitchen / Dining Room



One of the standout features of the home is the impressive kitchen diner to the rear. Designed as the social heart of the property, this

beautifully finished space combines contemporary styling with everyday functionality, offering a range of fitted units, an integrated double oven, a hob with extractor, a breakfast bar and ample room for family dining. Bi-fold doors open onto the garden, creating a seamless connection between inside and out and making this a fantastic space for entertaining.

### Utility Room



The adjoining utility room adds further practicality, with space for additional appliances and access to the downstairs WC

### WC



Fitted with a low level w/c and a wall mounted wash basin with storage under. Radiator.

## Landing



On the first floor, a spacious landing leads to four well-proportioned bedrooms and the family bathroom, with loft access available via a pull down ladder.

## Bedroom One



. The Main Bedroom, with a window to the front is enhanced by stylish fitted wardrobes with lighting, as well as an en suite

## En Suite



Featuring a large double shower, fitted cabinets, heated towel rail and window to side elevation.

## Bedroom Two



Generous size with window to rear aspect, radiator.

## Bedroom Three



Double bedroom with window to rear aspect, radiator.

## Bedroom Four



With window to front, currently used as a spacious Home office, radiator.

## Main Bathroom



Window to side elevation, fitted with low level WC, hand basin and a bath with shower over and glass screen. Heated towel rail / radiator.

## Outside



The enclosed rear garden is mainly laid to lawn and complemented by a decked seating area, ideal for outdoor dining, entertaining and family enjoyment.

To the front of the property is a Cobblecrete driveway, electric car charger point 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.

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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.

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\* THE local agent

- \* FREE market appraisal
  - \* REALISTIC valuations based on local market knowledge
  - \* EXTENSIVE advertising for maximum exposure
  - \* COMPETITIVE fees
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  - \* 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.

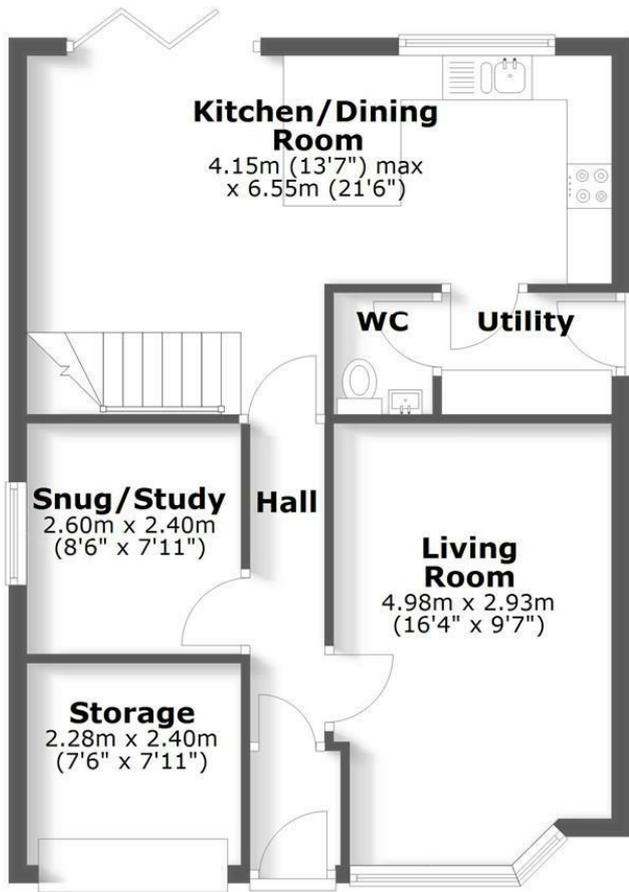
## Opening Hours

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



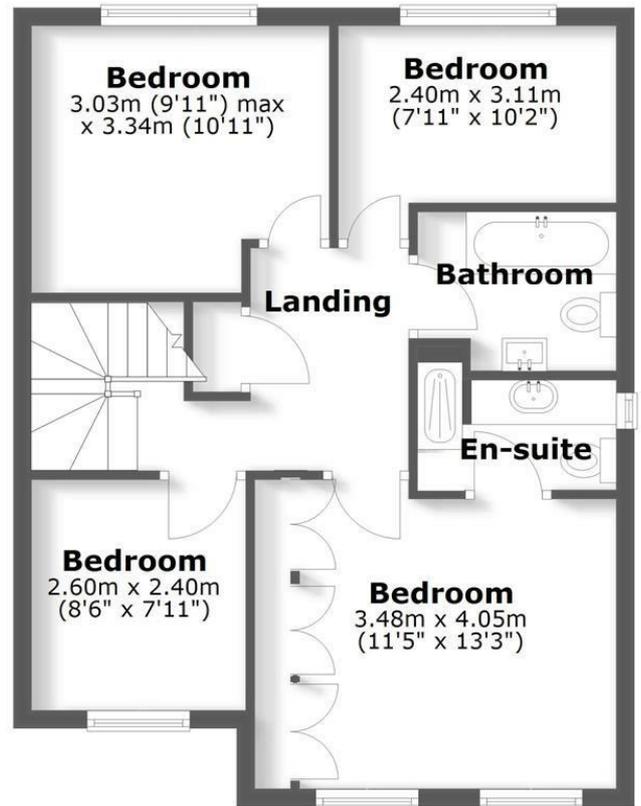
## Ground Floor

Approx. 59.4 sq. metres (639.9 sq. feet)

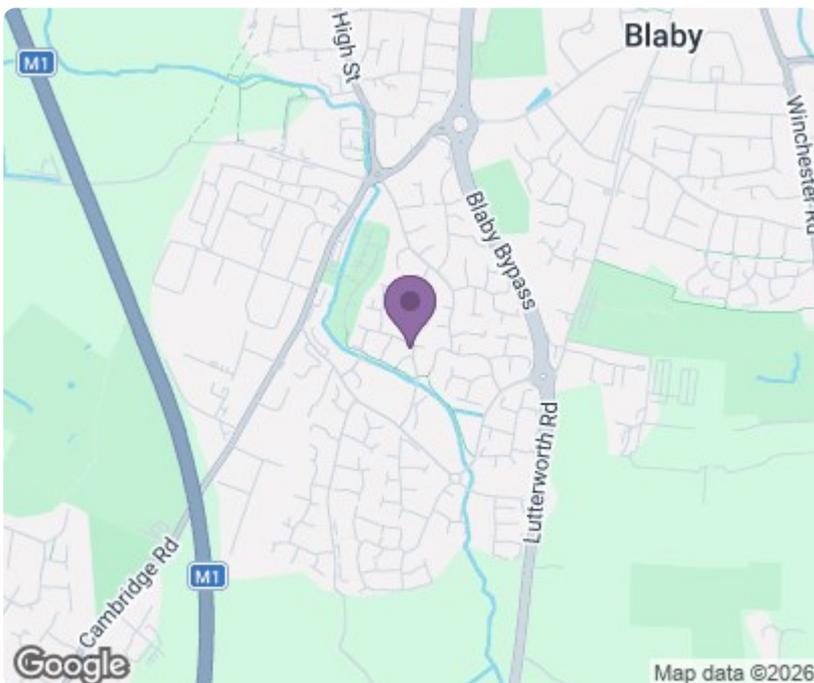


## First Floor

Approx. 54.3 sq. metres (584.0 sq. feet)



Total area: approx. 113.7 sq. metres (1223.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	69	75

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		