



11 Chestnut Close, Leicester, LE9 6UB

£410,000

A beautifully presented, MODERN detached family home situated within a QUIET and sought-after CUL-DE-SAC in the ever-popular village of Broughton Astley! The WELL-MAINTAINED accommodation offers SPACIOUS and versatile living, with further POTENTIAL TO IMPROVE, briefly comprising: Entrance hallway, Living room, Dining kitchen, Utility, and W/c. First Floor: Four well-proportioned bedrooms, including an En suite, and a Family bathroom. Outside: Attractive front and rear gardens, a generous plot, Driveway parking and a Garage. IDEAL FAMILY HOME – MUST BE SEEN!

Entrance Hallway



With doors leading to the WC, kitchen and lounge and stairs rising to the first floor.

Dining Room



With sliding doors to the rear garden, an opening to the lounge and a radiator.

WC



With a window to the front aspect, fitted with a low level WC and an inset wash basin.

Kitchen



With a window to the rear aspect and doors to the utility and dining room. Fitted with a range of wall and base units, an electric hob, with extractor over and an electric oven.

Lounge



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

Utility



With a door and window to the rear aspect and a further door to the garage. Fitted with a sink, base level storage cupboards and a worksurface over. With space/plumbing for a washing machine and a large fridge freezer. Radiator.

Landing



With doors leading to all first floor accommodation, the family bathroom and a storage cupboard.

Bedroom



With two windows to the front aspect and a radiator.

Bedroom



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

Bedroom



With two windows to the front aspect and a radiator.

En Suite



Fitted with a low level WC, inset wash basin and a shower enclosure.

Bedroom



With a window to the rear aspect and a radiator.

Bathroom



With a window to the side aspect, fitted with a low level WC, inset wash basin, fitted storage units and a bath. Heated towel rail/radiator.

Outside



The rear garden is laid largely to lawn, with a small patio area, mature boarders and gated side access to the front of the property. To the front of the property is driveway parking, an area of grass, with a paved walkway, and an integral 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.

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.

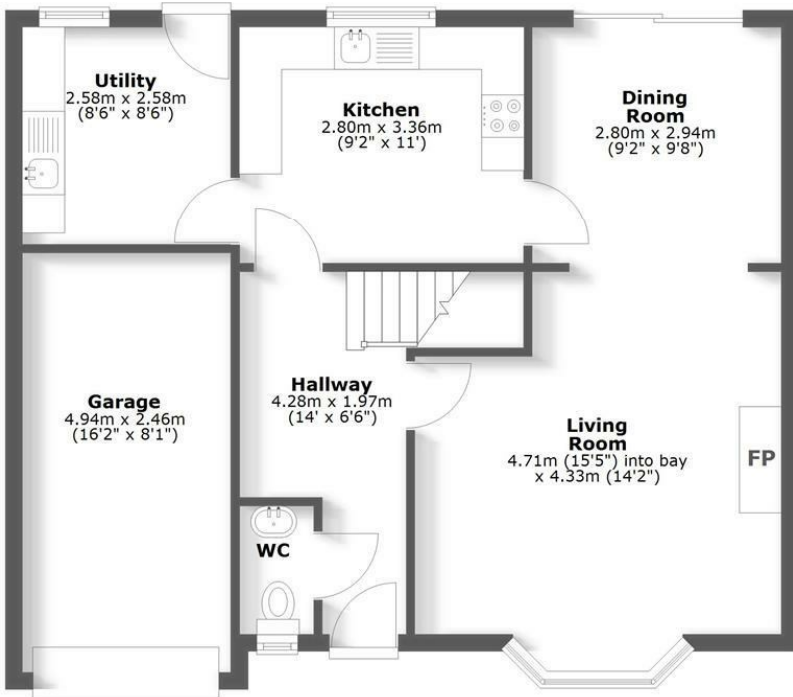
Opening Hours

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



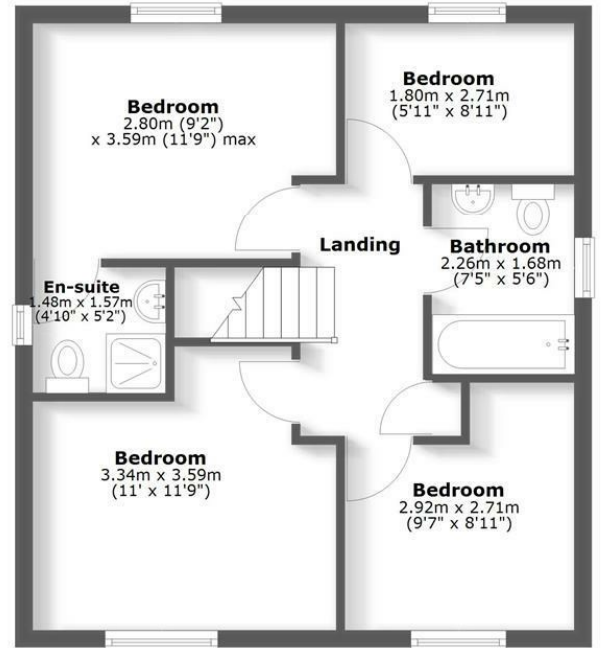
Ground Floor

Approx. 66.2 sq. metres (712.3 sq. feet)



First Floor

Approx. 45.9 sq. metres (494.4 sq. feet)



Total area: approx. 112.1 sq. metres (1206.7 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	