



### 58 Brookes Avenue, Leicester, LE9 3GL

**£485,000**

**NO CHAIN!** An exceptional three bedroom dormer bungalow situated on a DOUBLE SIZED plot in the popular South Leicestershire village of Croft. The property is BEAUTIFULLY presented and has been finished and maintained to an EXCEPTIONAL STANDARD by the current vendors. Accommodation includes a large entrance hallway, two ground floor DOUBLE bedrooms, bathroom, living room, FABULOUS open plan living kitchen, utility room, W/C, further large bedroom and bathroom to the first floor. Landscaped rear garden, driveway parking and garage. MUST BE SEEN!

## Additional Image



## Additional Image



## Entrance Hallway



## Open Plan Kitchen



Entered via a uPVC front door with obscured glass panels to either side, the spacious entrance hallway has doors off to the ground floor accommodation, radiator.

## Living Room



The living room features large sliding patio doors giving access to the rear garden, a feature fireplace with a feature wood burning stove, a vertical radiator and stairs rising to the first floor.

This room is a particular feature of this property! The modern fitted kitchen opens off the living area and features a quality range of wall and base units with worksurfaces over. There are two integrated Smeg electric ovens, an integrated fridge, freezer and dishwasher, and a double sink unit featuring a mixer tap with a filtered water option and an Insinkerator waste disposal system. The central island offers a seating area and includes an integrated induction hob with an extractor over. Vertical radiator and window overlooking the rear garden.

## Additional Image



## Additional Image



## Bedroom Three



## Utility Room

The utility room runs the length of the property and features further wall and base units with space and plumbing for a washing machine, a Belfast sink, doors to the W/C and garage, and access to the rear garden and the front of the property.

## Bedroom Two



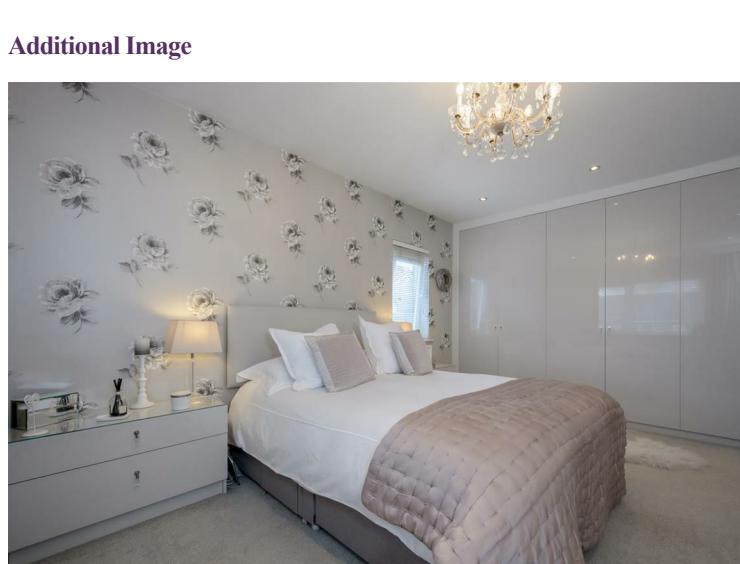
Currently used as a study, with a window to the front aspect, radiator.

## Bathroom



With an obscured window to the side aspect the modern bathroom is fitted with a pedestal sink, low level w/c and double shower cubicle with waterfall shower head. There is mirrored built in storage and a further full height storage cupboard. Heated towel rail.

## Additional Image



## Additional Image



## W/C

Fitted with a sink and low level W/C.

## First Floor Landing

With doors to bedroom one and the second bathroom.

## Bedroom One



This large double bedroom has two Velux windows, built in storage and two radiators.

### Additional Image



## Bathroom



The large first floor bathroom has a Velux window and is fitted with a built-in sink unit and W/C, and a built in bath with a shower attachment. There is also a further storage area, a radiator and a separate heated towel rail.

## Studio



The separate studio is a wonderful addition to the property and could be used as a home office or a further versatile living space. There are Origin bi-fold doors opening to the garden, underfloor heating and power / lighting, with an additional storage space to the rear of the building.

### Additional Image



## Outside



The rear garden is beautifully landscaped with porcelain tiles to the patio areas, tiered lawned areas and borders with mature shrubs and trees. There is outside lighting and power, and rear access to the garage. The front of the property is similarly landscaped with off road parking and garage.

## Additional Image



## Additional Image



## Additional Image



## Additional Image



## Additional Image



## Planning Permissions



Planning has been granted for a 'Single storey front, rear and side extension. Change of external materials and front retaining wall' - details can be found using the Blaby planning portal, using ref 23/0550/HH.

## 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
- \* ACCCOMPANIED 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

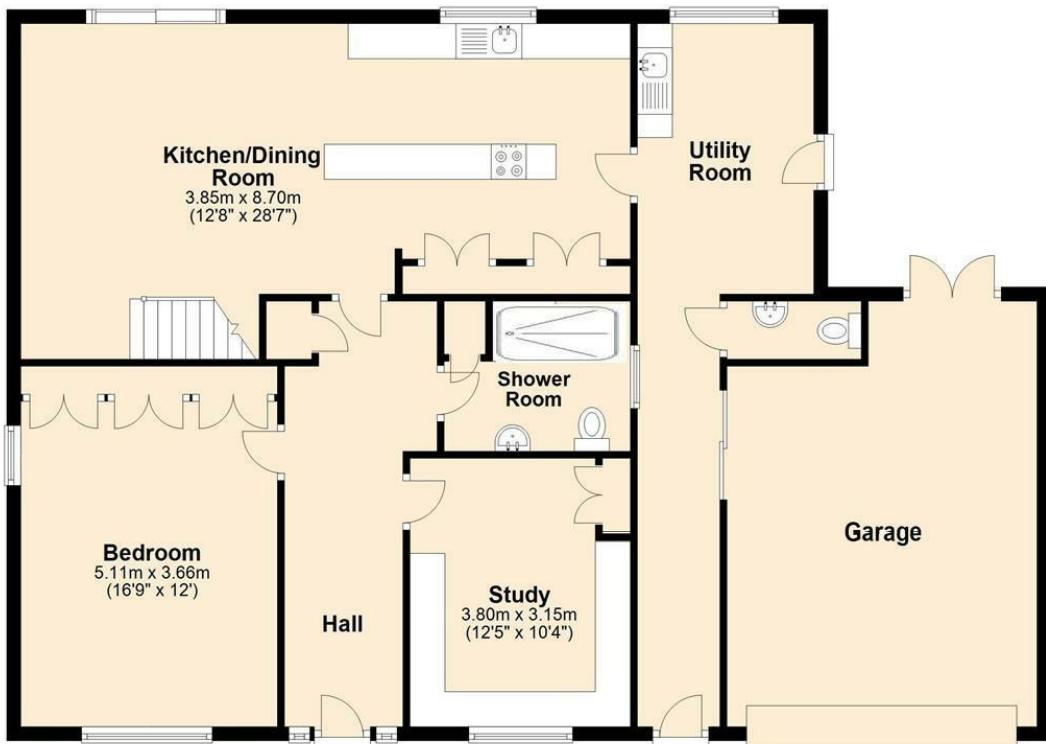
## **Opening Hours**

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



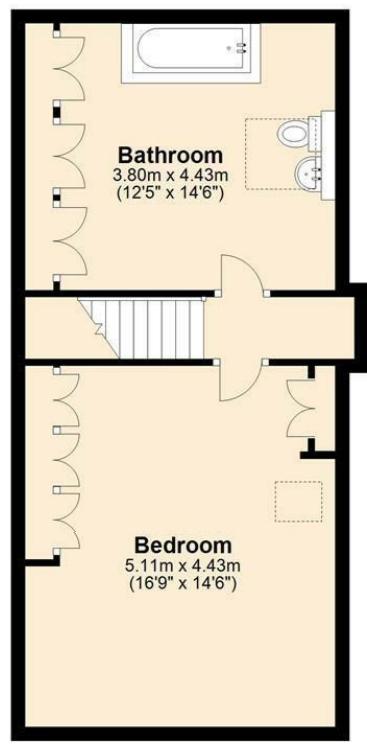
### Ground Floor

Approx. 132.3 sq. metres (1424.4 sq. feet)



### First Floor

Approx. 44.5 sq. metres (478.6 sq. feet)



Total area: approx. 176.8 sq. metres (1903.0 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		
EU Directive 2002/91/EC		
England & Wales		

#### 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		
EU Directive 2002/91/EC		
England & Wales		

Carlton Estates  
8 Station Road  
Narborough  
Leicestershire  
LE19 2HR

T. 0116 284 9636  
E. sales@carltonestates.co.uk

Carlton Estates (Narborough) Ltd. Registered in England No 5146293

[www.carltonestates.co.uk](http://www.carltonestates.co.uk)