



## 20 Broom Way, Leicester, LE19 3RY

**£449,950**

An outstanding property and a rare opportunity to purchase a beautifully presented executive bungalow, situated on the ever popular Pastures development in Narborough.

Having been updated to an exceptional standard by the current owners, the spacious accommodation briefly comprises an inviting entrance hallway, living room, dining room, an enviable garden room, and a refitted kitchen. There are three well-proportioned bedrooms, including a principal bedroom with en suite, along with a modern family bathroom.

Externally, the property occupies a superb plot with immaculately maintained gardens, driveway parking and a double garage.

### Entrance Hallway

A welcoming entrance hallway with doors leading to all principal rooms. Radiator.

### Living Room

Featuring a bay window to the front aspect and a feature real flame coal-effect gas fire with surround, with an opening through to the dining room. Radiator.

### Dining Room

Open through to the garden room, creating an ideal space for entertaining. Radiator.

### Garden Room

A particular highlight of the property, offering a versatile additional living space with windows overlooking the fabulous rear garden and double-opening French doors leading outside. Two wall-mounted electric heaters.

### Refitted Kitchen

With a window to the rear aspect and a door providing access to the outside, the kitchen has been refitted with a modern and high-quality range of eye-level and base units, complemented by quartz worktops and tiled splashbacks. Integrated appliances include a double electric oven, electric hob with extractor hood over, and dishwasher. There is also space and plumbing for a washing machine, tumble dryer and fridge/freezer. Plinth heater.

### Bedroom One

With a window to the rear aspect, mirrored sliding wardrobes and a door to the ensuite. Radiator.

### En Suite

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

### Bedroom Two

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

### Bedroom Three

With a window to the front aspect, radiator.

### Bathroom

Having been refitted with a low level w/c, inset wash basin with storage under and a bath with a glass screen and rainfall showerhead over. Heated towel rail / radiator.

### Outside

A standout feature of the property is the generous plot. The large rear gardens wrap around the property and are mainly laid to lawn, complemented by a variety of seating areas, mature and well-stocked borders providing year-round interest, and a pergola. To the front, there is driveway parking and access to a double 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](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





| Energy Efficiency Rating                    |                         | Current | Potential |
|---------------------------------------------|-------------------------|---------|-----------|
| Vary 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 |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|-----------------------------------------------------------------|-------------------------|---------|-----------|
| Vary 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>                                                |                         |         |           |
| (39-54) <b>E</b>                                                |                         |         |           |
| (21-38) <b>F</b>                                                |                         |         |           |
| (1-20) <b>G</b>                                                 |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |