



49 New Street, Leicester, LE8 4GT

Offers Over £575,000

NO CHAIN! A truly lovely and well loved three bedroom detached bungalow situated in the popular village of Blaby. The property is beautifully presented throughout and offers deceptively spacious and versatile accommodation comprising: Porch, entrance hallway, living room, stunning fitted kitchen, utility room, three bedrooms, bathroom, study, conservatory and a generous dining / reception room which previously formed part of an annexe. Outside is a beautiful, mature rear garden with established trees, lawn and patio areas, along with useful sheds and driveway parking. A wonderful home that really **MUST BE SEEN!**

Porch



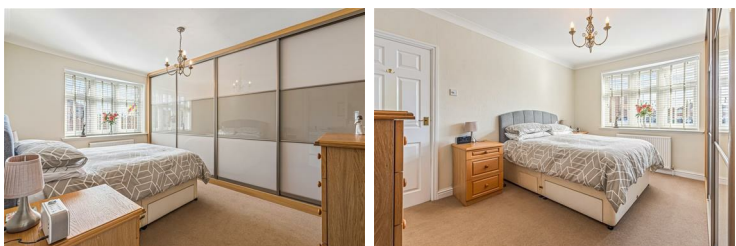
A bright entrance porch with extensive glazing allowing an abundance of natural light and a door leading through to the entrance hallway.

Entrance Hallway



A welcoming entrance hallway with doors leading off to all bedrooms, the lounge, kitchen and family bathroom. Loft hatch providing access to a generous loft space and a radiator.

Bedroom One



A generous double bedroom with a window to the front aspect, fitted wardrobes with sliding doors and a radiator.

Bedroom Two



A further well-proportioned bedroom with a window to the front aspect and a radiator.

Bedroom Three



A further well-proportioned bedroom with a window to the side aspect and a radiator.

Lounge



A beautifully presented and spacious living room with a window to the side aspect and a feature fireplace with decorative surround and gas fire. To the rear is a lovely feature bay with a vaulted ceiling, exposed timber beams and extensive glazing overlooking the garden, with patio doors providing direct access outside. Radiator.

Bathroom



Fitted with a three-piece suite comprising a low level W/C, pedestal wash hand basin and corner bath with traditional style gold taps and shower attachment. Tiled splashbacks, obscure glazed internal window through to the utility room and radiator.

Kitchen



A superb fitted kitchen and a real feature of the home, with a window

overlooking the rear garden. Fitted with an extensive range of wall and base storage units complemented by marble-effect work surfaces and matching upstands, together with a central island providing additional storage and seating.

Integrated appliances include a dishwasher, hob with extractor over, microwave and double ovens, with space for a large American-style fridge/freezer. Vertical radiator and door leading through to the inner hallway.

Inner Hallway

Providing access to the kitchen, utility room, conservatory, shower room and dining room. Radiator.

Utility



A particularly useful space with a feature lantern roof providing plenty of natural light. Fitted with a range of wall and base storage units with work surfaces over and space/plumbing for a washing machine. Internal obscure glazed windows to both the bathroom and shower room, with doors leading to the office and garage. Radiator.

Office



A useful dedicated home office with radiator.

Shower Room



Fitted with a low level W/C, inset wash hand basin and walk in shower enclosure. Tiled splashbacks, obscure glazed internal window through to the utility room and Heated towel rail/radiator.

Dining Room



A fantastic additional reception room offering a great deal of versatility and currently used as a formal dining room. A bright and spacious room with windows to the rear aspect and patio doors opening directly onto the garden. Radiator.

Conservatory



A lovely addition to the property enjoying views across the rear garden. Of brick and UPVC construction with extensive glazing and a glazed roof, tiled flooring, underfloor heating and a fan radiator. Two doors provide direct access to the garden.

Outside



The property occupies a particularly generous plot with a beautiful, mature rear garden which has clearly been lovingly maintained over

the years. Predominantly laid to lawn with established trees, shrubs and planting, there are several separate areas to sit and enjoy the garden, including paved patio and gravelled areas.

The garden also benefits from a summer house, garden shed and an additional useful storage building currently used for housing garden equipment.

To the front is an exceptionally generous driveway providing off-road parking for numerous vehicles and access to the garage. A gated side access leads through to the rear garden.

Garage

With access from the driveway and an internal door leading through to the utility room.

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.

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 - * NO sale no fee
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 - * INTERNET advertising to include, Rightmove, ONTHEMARKET, FindaProperty and our own www.carltonestates.co.uk
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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

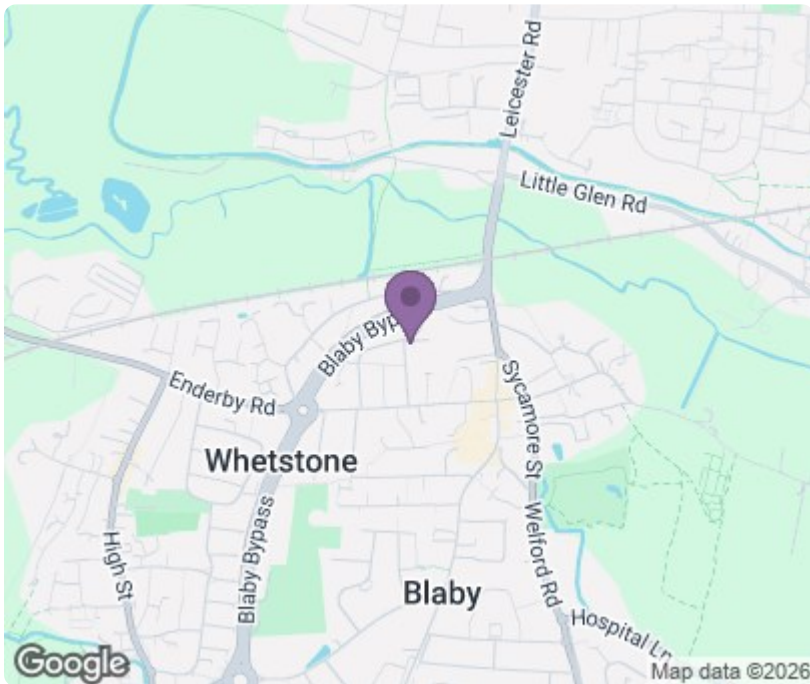


Ground Floor

Approx. 189.8 sq. metres (2042.6 sq. feet)



Total area: approx. 189.8 sq. metres (2042.6 sq. feet)



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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very 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	