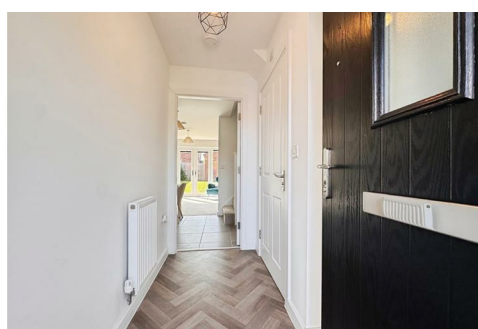




7 Holt Way, Leicester, LE19 2AQ

Offers Over £265,000

Constructed in 2023, this exceptional family home is located within an exclusive development in the highly desirable South Leicestershire village of Littlethorpe. Immaculately maintained by the current owners, the property is presented in superb condition throughout, offering modern and stylish living.

The accommodation briefly comprises a welcoming entrance hallway leading to a spacious open-plan living, dining, and kitchen area - perfect for both everyday living and entertaining. A convenient ground floor WC completes the downstairs layout.

To the first floor, there are three generously sized bedrooms, including a well-appointed principal bedroom with en-suite facilities, alongside a contemporary family bathroom.

Externally, the property benefits from a private rear garden, ideal for outdoor relaxation, as well as driveway parking.

Early viewing is highly recommended to fully appreciate everything this stunning home has to offer.

Entrance Hallway

With doors to the living / dining / kitchen, a W/c and a useful storage cupboard.

Open Plan Living / Dining / Kitchen

This spacious open-plan room benefits from a window to the front aspect and double French doors to the rear, opening out to the garden. The living and dining area offers generous space for a variety of furniture arrangements, making it ideal for both relaxing and entertaining.

The kitchen is fitted with a contemporary range of wall and base units, complemented by work surfaces and matching upstands. Integrated appliances include an electric oven, gas hob with extractor hood, fridge/freezer, and dishwasher, with additional space provided for a washing machine.

Ground Floor W/c

Fitted with a low level w/c and wash basin.

First Floor Landing

With doors off to all first floor accommodation.

Bedroom One

With a window to the rear aspect and access to the en suite.

En Suite

Fitted with a low level w/c, wash basin and a shower enclosure. Heated towel rail / radiator.

Bedroom Two

With a window to the front aspect.

Bedroom Three

With a window to the rear aspect and fitted wardrobes.

Family Bathroom

With a window to the front aspect, fitted with a low level w/c, wash basin and a bath with a glass screen and shower over. Heated towel rail / radiator.

Outside

The generous rear garden is laid largely to lawn with a paved patio area. Gated side access leads to the front of the property where there is driveway parking.

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.

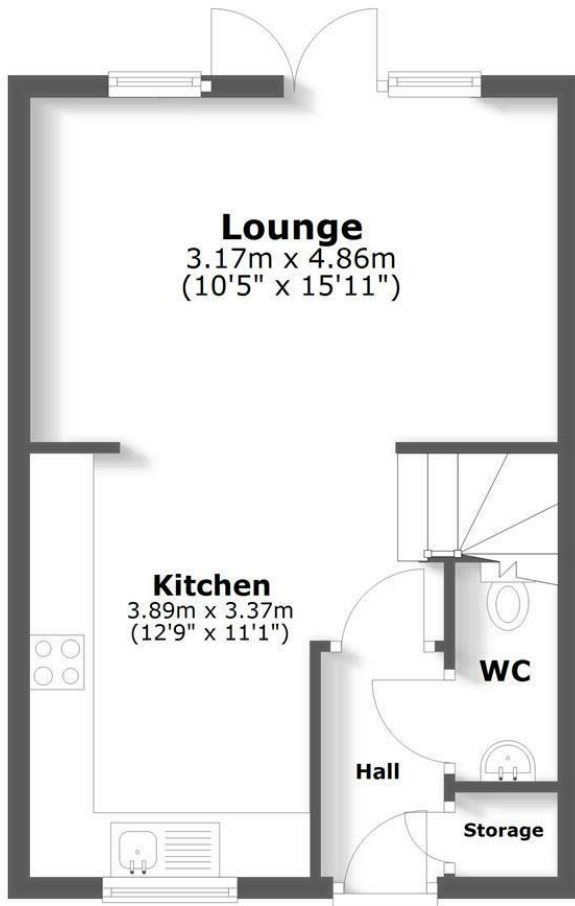
Opening Hours

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



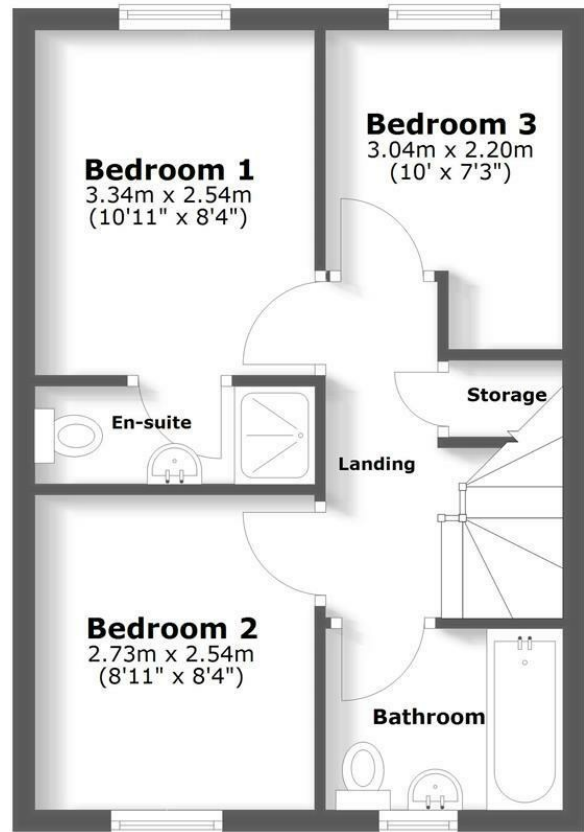
Ground Floor

Approx. 33.9 sq. metres (364.7 sq. feet)
(excluding Storage)



First Floor

Approx. 34.8 sq. metres (374.8 sq. feet)



Total area: approx. 68.7 sq. metres (739.4 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	96 84
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	