



### 21 The Pastures, Leicester, LE19 3DS

**£560,000**

A substantial executive detached family home situated on the ever popular 'Pastures' development in Narborough! The accommodation, which has been significantly extended, briefly comprising: Entrance hallway, Living room, Dining room, Dining kitchen, Utility, W/c. First Floor: Five bedrooms, Two en suites and a Family bathroom. Outside: Private rear garden, Double garage and Driveway parking. This property further benefits from Solar panels and an EV charger. MUST BE SEEN!

## Entrance Hallway



With stairs rising to the first floor, doors leading to the downstairs WC, dining room, living room and kitchen.

## Living Room



With a window to the front aspect, feature fireplace and a radiator.

## Dining Room



With sliding patio doors to outside, double opening doors to the living room and a radiator.

## Dining Kitchen



With two windows to the rear aspect, door leading outside, door to the utility and two radiators.

The kitchen is fitted with a range of wall and base storage units with rolled edge worksurfaces over and tiled splashback. There's a fitted electric oven with a gas hob and extractor hood over, and an integrated fridge freezer and dishwasher.

## Additional Image



## Additional Image



## Utility



With a window to the side aspect, door to the garage and a radiator. With space/plumbing for a washing machine and tumble dryer, additional storage units and a wall mounted boiler.

## Ground Floor Wc



Fitted with a low level WC, inset wash basin with storage under and a radiator.

## First Floor Landing



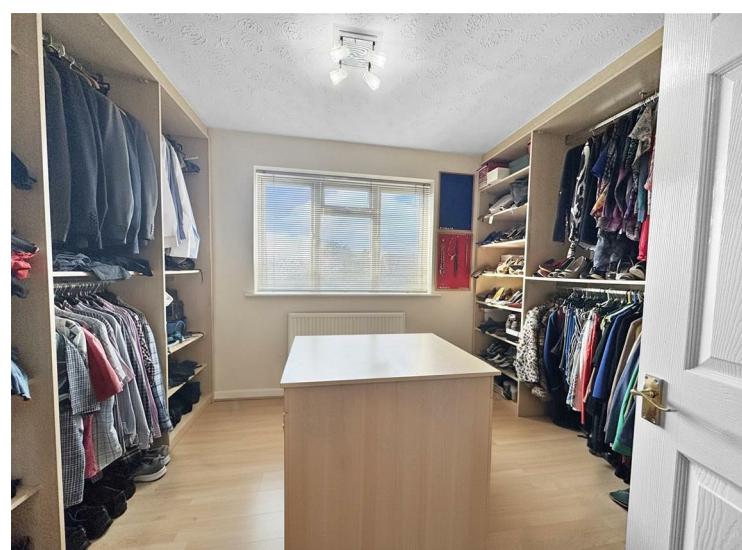
With a split level landing, doors to all first floor accommodation, access to one of the loft spaces and a radiator.

## Bedroom One



With a window to the front aspect, a door to the dressing room and a further door to the ensuite. Radiator.

## Dressing Room / Additional Bedroom



Currently used as a dressing room, but can also be accessed from

the landing and used as an additional bedroom. With a window to the rear aspect, various fitted storage wardrobes and a radiator.

### En Suite



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

### Bedroom Two



With dual aspect windows to the front and side, further loft space access which is boarded, and a door to the En suite. Radiator.

### Additional Image



### En Suite



With an obscure window to the side aspect, fitted with a low level WC, inset wash basin with storage under and a walk in shower cubicle with an electric shower.

### Bedroom Three



With a window to the rear aspect, radiator.

## Bedroom Four



With a window to the rear aspect, fitted office furniture and a radiator.

## Family Bathroom



With a window to the side aspect, fitted with a low level WC, corner bath and pedestal wash basin with tiled splashbacks throughout.

## Outside



The rear garden is largely laid to lawn with a patio area directly out of

the house and surrounding boarders.

To the property of the property is driveway parking for numerous cars.

## Additional Image



## 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.

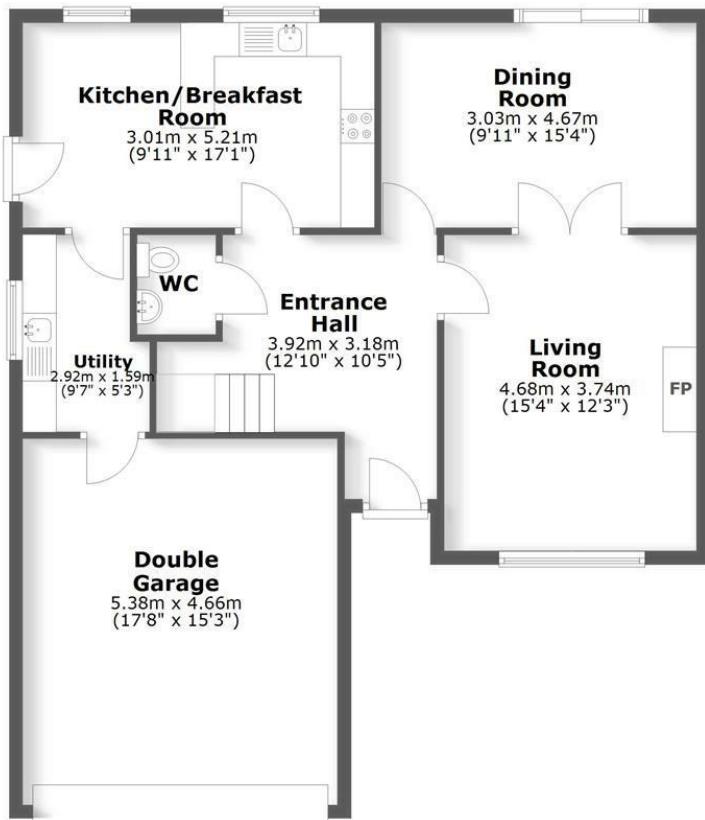
#### **Opening Hours**

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



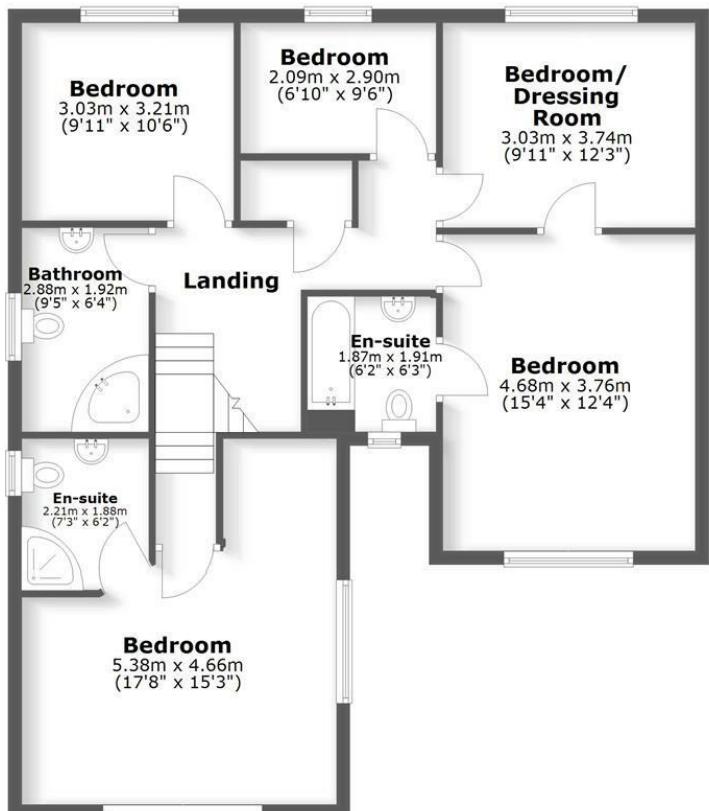
### Ground Floor

Approx. 93.3 sq. metres (1004.3 sq. feet)

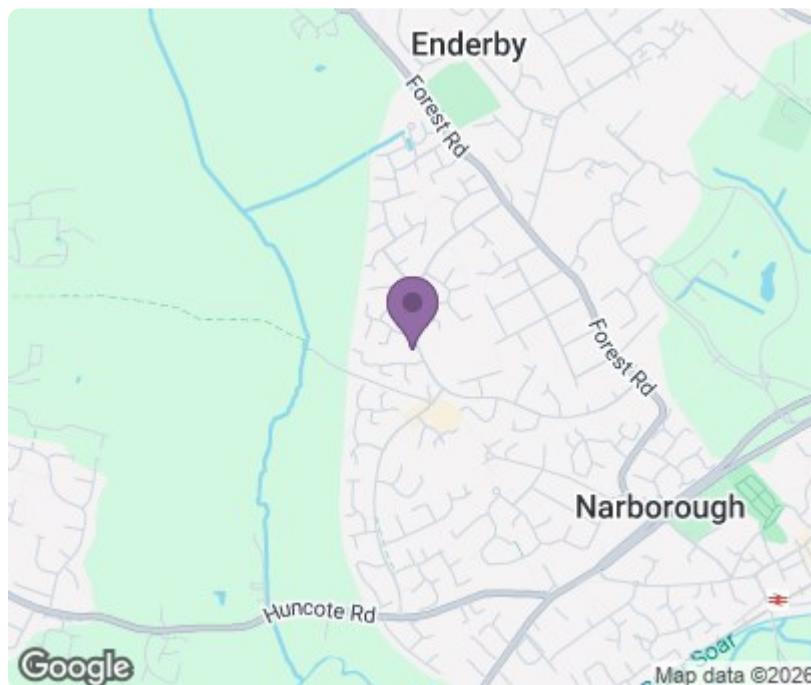


### First Floor

Approx. 93.2 sq. metres (1002.7 sq. feet)



Total area: approx. 186.5 sq. metres (2007.0 sq. feet)



		Current	Potential
Very 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			
EU Directive 2002/91/EC			
England & Wales			

		Current	Potential
Very 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			
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)