



9 Lapwing Court, Leicester, LE19 2TR

£1,995 Per Month

COMING SOON - Available July 2026 - Situated within a quiet cul-de-sac in the ever-popular South Leicestershire Village of Narborough, this deceptively spacious executive detached home has been maintained to an excellent standard by the current owners.

The well-appointed accommodation briefly comprises a welcoming entrance hallway, ground floor W/C, a generous living room, a stylish dining kitchen ideal for modern family living, and a separate utility room.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with en suite facilities, along with a contemporary family bathroom.

Externally, the property enjoys a fabulous rear garden, perfect for relaxing or entertaining, together with ample driveway parking for numerous vehicles and the added benefit of an EV charging point.

Entrance Hallway

With doors providing access to the W/C and lounge, and stairs rising to the first floor. Radiator.

Ground Floor Wc

With an obscure glazed window to the front elevation, fitted with a low-level W/C and a pedestal wash hand basin. Heated towel rail.

Living room

The bright and spacious living room enjoys a front-facing aspect and features a charming fireplace, flowing seamlessly into the open-plan dining kitchen

Dining Kitchen

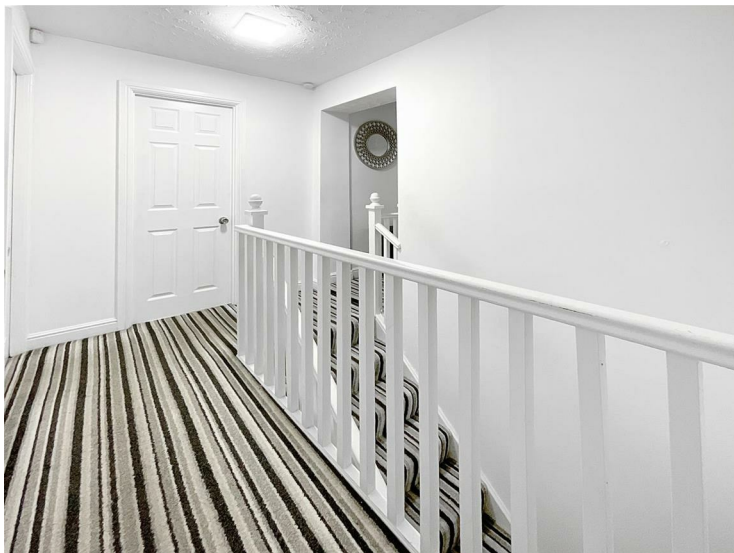
The dining area benefits from double patio doors opening directly onto the rear garden, creating a wonderful indoor-outdoor feel. The well-appointed kitchen offers a range of wall and base units, ample worktop space, an integrated dishwasher, gas hob with extractor, an electric oven and grill, and space for all essential appliances. A separate utility room provides additional storage and plumbing for laundry appliances, with access to garage storage.

Utility Room



With a door leading to the garage storage, fitted with a range of wall and base storage units with worksurfaces over. There is space/plumbing for a washing machine and a fridge freezer.

First Floor Landing



With doors off to all first floor accommodation, two storage cupboard and access to the loft.

Bedroom



A superb main bedroom offering a calm and private retreat, positioned to the front of the property. There is ample space for a king-size bed along with wardrobes and additional bedroom furniture. The room benefits from its own en-suite shower room, complete with walk-in shower enclosure, WC, wash basin and built-in storage — providing both comfort and convenience.

En Suite



With an obscure window to the rear aspect, fitted with a low level wc, hand wash basin, a walk in shower enclosure and built in storage units.

Bedroom

Another well-proportioned double room situated to the front aspect. Perfect as a bedroom, nursery or even a stylish home office for those working remotely.

Bedroom

A spacious double bedroom overlooking the rear garden, ideal as a guest room or older child's bedroom. This room offers plenty of space for wardrobes and additional storage furniture, making it both practical and versatile.

Bedroom



A generous fourth bedroom, larger than typically expected, offering flexibility as a child's room, study, dressing room or hobby space. Its size makes it far more than a standard 'box room'.

Family Bathroom



With an obscure window to the rear aspect, and tiled splashbacks throughout. The bathroom is fitted with a low level wc, hand wash basin and a bath with an electric shower over together with a glass screen.

Outside

The rear garden is a real highlight — thoughtfully arranged with a large patio area ideal for outdoor dining and entertaining. The lower garden is laid with low-maintenance artificial lawn and includes a storage shed/outbuilding, making it perfect for families and those seeking easy upkeep. Side access leads to the front of the property. To the front, a substantial driveway provides off-road parking for numerous vehicles and includes the added benefit of an EV charger — a fantastic feature for modern buyers.

Tenant Fees & Protection Information

TENANT FEES AND PROTECTION INFORMATION

As well as paying the rent, you may also be required to make the following Permitted Payments:

PERMITTED PAYMENTS

Before the tenancy starts (payable to Carlton Estates)

Holding Deposit: An amount equal to one week's rent. (This will be deducted from the first rent payment)

Deposit: An amount equal to five weeks' rent.

During the tenancy (payable to Carlton Estates)

Payment of £50 plus vat or reasonable costs if higher if you want to change the tenancy agreement.

Payment of interest for late payment of rent. Interest will be charged at a rate of 3% over the Bank of England base rate for the period in which the rent is unpaid.

Payment in the event of loss of keys for the replacement and/or repair of keys/security devices.

During the tenancy (payable to the provider)

Utilities – Gas, Electricity, Water

Communications – Telephone and Broadband

Installation of Cable, Satellite, TV aerial

Subscription to Cable, Satellite, TV licence

Council Tax

Other Permitted Payments

Any other permitted payments not included above under the relevant legislation, including contractual breaches and damages.

Damages

The tenant(s) will be liable for any damages to any part of the property caused by the tenant. The costs of repair of any such damages and / or missed contractual appointments will be billed directly to the tenant(s) and will be deducted from the deposit if they are unpaid at the end of the tenancy. Court action may be taken by the Landlord against the tenant to recover such unpaid costs during the tenancy.

TENANT PROTECTION INFORMATION

Carlton Estates are members of the following schemes:

Client Money Protect (CMP) – Membership number – CMP001562

CM Protect Limited

Premiere House

1st Floor

Elstree Way

Borehamwood

WD6 1JH

The Property Ombudsman – Membership number – D0157

The Property Ombudsman

Milford House

43 – 55 Milford Street

Salisbury

Wiltshire

SP1 2BP

Opening Hours

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



Ground Floor



First Floor



| 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 | | | |
| 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 | |