CARLTON ESTATES

8 Station Road Narborough Leicestershire LE19 2HR
0116 284 9636 www.carltonestates.co.uk

> SALES & LETTINGS

12 Bodycote Close, Leicester, LE9 6WT

£399,950

THIS PROPERTY IS OUTSTANDING! Situated within a QUIET CUL DE SAC and having been maintained and updated to an EXCELLENT STANDARD by the current vendors, the spacious and BEAUTIFULLY APPOINTED accommodation briefly comprises: Entrance hallway, Living room, LARGE DINING KITCHEN, Utility area, Study / additional reception room, Ground floor w/c. First Floor: Four GOOD SIZED bedrooms, an En suite and a Family bathroom. Outside: Enclosed landscaped rear garden and Driveway parking. MUST BE SEEN!

Entrance Hallway
With doors off to all ground floor accommodation, stairs off rising to the first floor and a radiator.

Living Room
With a bay window to the rear aspect, feature log burning stove and two radiators.

Dining Kitchen
This large room, which runs the length of the property, has a bay window to the front aspect and double opening French doors to the rear. Two radiators.
The kitchen area is fitted with a quality and modern range of eye level and base level storage units with wooden worksurfaces over and tiled splashbacks. There is a fitted electric oven and microwave, a gas hob with an extractor hood over, together with an integral dishwasher and space for an American style fridge / freezer.
The dining area has ample space for a family sized dining table.

Utility Area
With space / plumbing for a washing machine and tumble dryer.

Study / Additional Reception Room
Formerly the garage, this useful space is currently used as a home office / additional sitting room. With a window to the front aspect and a radiator.

Ground Floor W/c
Fitted with a low level w/c and wash basin. Fitted storage cupbaord housing the boiler.

First Floor
With doors off to all first floor accommodation.

Bedroom
With three windows to the front aspect, fitted wardrobes and a door to the ensuite. Radiator.

En Suite
With a window to the front aspect, fitted with a low level w/c, inset wash basin with storage under and a large shower enclosure with a rainfall shower. Heated towel rail / radiator.

Bedroom
With a window to the rear aspect, fitted wardrobes and a radiator.

Bedroom
With a window to the rear aspect, radiator.

Bedroom
With a window to the rear aspect, radiator.

Family Bathroom
With a window to the side aspect, fitted with a low level w/c, inset wash baisn with storgae under and a large shower enclosure with a rainfall shower head. Heated towel rail / radiator.

Outside
The enclosed and landscaped rear garden is laid largely to artificial turf with well tended raised surrounding borders, and a larged paved patio area.
To the front of the property 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:
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* 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.

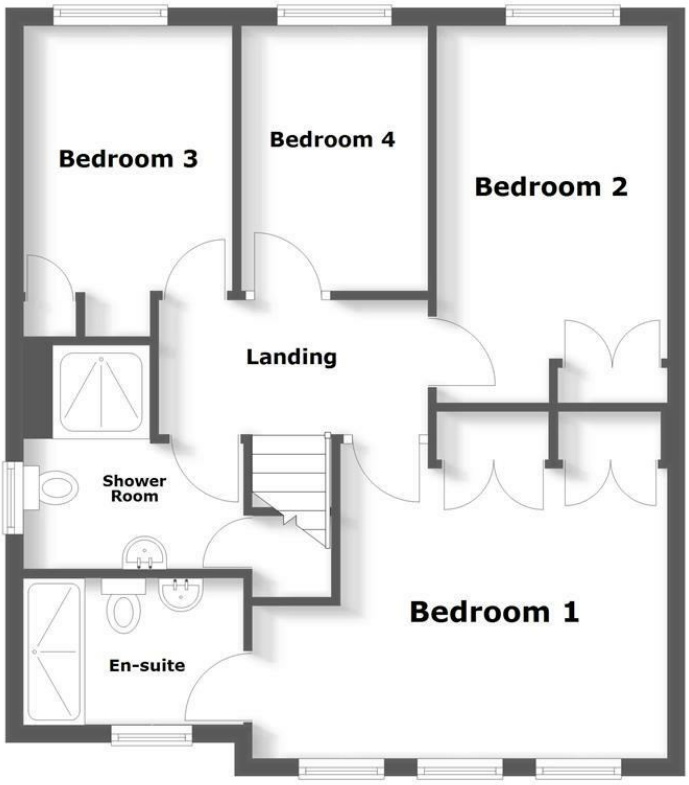
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

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

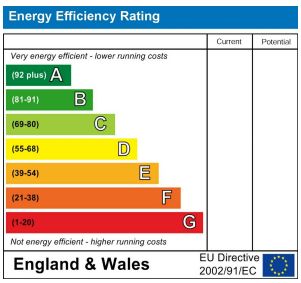
Primethorpe
Frolesworth Rd
oughton
Astley
Broughton Rd
Dunton Rd
Google
Map data ©2026 Google

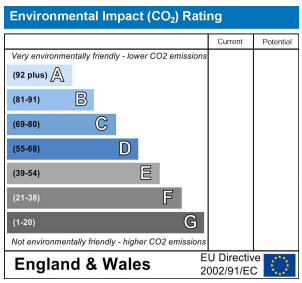
Ground Floor
Approx. 64.6 sq. metres (695.2 sq. feet)

First Floor
Approx. 60.1 sq. metres (646.4 sq. feet)



Total area: approx. 124.6 sq. metres (1341.6 sq. feet)





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