



7 Bosworth Close, Leicester, LE9 6AN

£549,950

Situated on the outskirts of Broughton Astley, this IMPRESSIVE and BRAND NEW executive detached family home is NOW AVAILABLE TO RESERVE!

Situated within a select development of just six other homes and accessed via ELECTRICALLY OPERATED GATES, this family home has been finished to EXACTING STANDARDS with a range of QUALITY FIXTURES AND FITTINGS THROUGHOUT!

The accommodation briefly comprises: Entrance hallway, Sitting room, LIVING KITCHEN, Study, Ground floor w/c. First Floor: Four bedrooms, En Suite and a Family bathroom. Outside: Enclosed rear garden, Driveway parking and a GARAGE.

Entrance Hallway



An impressive entrance hall, flooded with natural light. With doors off to all ground floor accommodation, underfloor heating which continues throughout the entire ground floor, and stairs off rising to the first floor.

Living Kitchen



Arguably, the 'hub' of this home! The impressive living kitchen has ample space for family sized living / dining furniture, with dual aspect windows, a feature lantern, bi-folding doors opening on to the rear garden, along with a feature log burning stove. The impressive kitchen is fitted with a quality range of eye level and base level storage units with stone worksurfaces over and matching upstands. There are two ovens, an induction hob with an extractor hood over, together with a range of integral appliances.

Additional Image



Additional Image



Additional Image



Sitting Room



With a further set of bi-folding doors opening onto the rear garden.

Study



With a window to the front aspect and a fitted storage cupboard.

Ground Floor WC



With a window to the side aspect, fitted with a low level w/c and an inset wash basin with storage under.

First Floor Landing



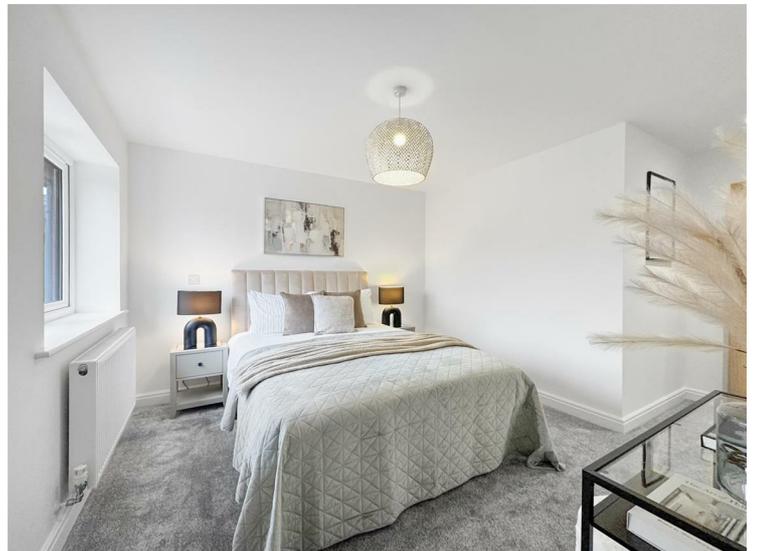
With large picture frame windows to the front and side aspects, and doors off to all first floor accommodation. Radiator.

Bedroom One



With a window to the rear aspect and a door to the en suite. Radiator.

Additional Image



En Suite



Fitted with a low level w/c, inset wash basin with storage under and a shower cubicle. Heated towel rail / radiator.

Bedroom Four



With a window to the side aspect, radiator.

Bedroom Two



With a window to the rear aspect, radiator.

Family Bathroom



Fitted with a low level w/c, inset wash basin with storage under and a bath with shower over and glass screen. Heated towel rail / radiator.

Bedroom Three



With a window to the front aspect, radiator.

Outside



The enclosed rear garden is laid largely to lawn with a good sized

patio area and a raised flower bed.
Gated access leads to the driveway and detached garage.

Additional Image



Additional Image



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
- 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



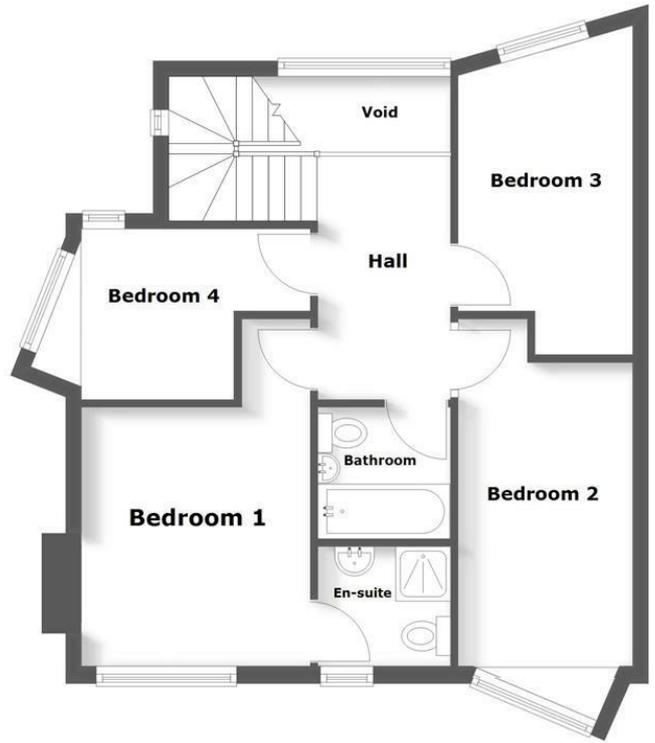
Ground Floor

Approx. 63.2 sq. metres (680.4 sq. feet)



First Floor

Approx. 52.9 sq. metres (569.3 sq. feet)



Total area: approx. 116.1 sq. metres (1249.6 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		