CARLTON ESTATES

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> SALES & LETTINGS

12 Cromford Road, Leicester, LE9 1TL

£284,950

Occupying a commanding plot within a quiet cul-de-sac, this well-presented and deceptively spacious three-bedroom semi-detached home enjoys an enviable position with the golf course directly to the rear. Offering excellent scope for extension (subject to the necessary planning permissions), the property presents an exciting opportunity for buyers looking to create their ideal family home.

The accommodation briefly comprises an entrance porch, welcoming hallway, generous living room, spacious dining kitchen, conservatory and a ground floor WC. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom.

Outside, the property enjoys beautifully maintained gardens, a detached garage and ample driveway parking, making this an ideal family home in a highly desirable location.

Porch
With a further door to the hallway.

Hallway
With doors off to all principal ground floor accommodation and stairs off rising to the first floor. Radiator.

Living Room
With a window to the front aspect, a feature fireplace, and double opening doors to the dining kitchen. Radiator.

Dining Kitchen
The kitchen enjoys a window overlooking the rear garden and is fitted with a comprehensive range of eye and base level units with complementary work surfaces and tiled splashbacks. Integrated appliances include an electric oven and gas hob with an extractor hood over, whilst there is ample space and plumbing for additional white goods.

Open to the dining area, there is plenty of space for a family dining table, creating an ideal setting for everyday living and entertaining. Sliding patio doors open into the conservatory, providing a seamless connection to the additional reception space. Radiator.

Consevatory
OF brick, block and Upvc construction, this excellent addition to the property provides a further versatile living space and overlooks the rear garden.

Ground Floor Wc
With a window to the front aspect, fitted with a low level w/c and wash basin.

First Floor Landing
With a window to the side aspect, doors off to all first floor accommodation and access to the loft space which is partially boarded.

Bedroom One
With a window to the front aspect, there is a range of fitted wardrobes and storage units and a radiator.

Bedroom Two
With a window to the rear aspect, radiator.

Bedroom Three
With a window to the front aspect, radiator.

Bathroom
With a window to the rear aspect, fitted with a low level w/c, wash basin and a bath with a shower over and glass screen. Radiator.

Outside
A particular feature of this impressive home is the generous plot on which it sits, offering excellent potential for extension (subject to the necessary planning permissions). The beautifully landscaped rear garden has been thoughtfully designed and meticulously maintained, featuring a well-kept lawn, a variety of seating areas and an abundance of mature, well-stocked borders, creating a wonderful space for both relaxation and entertaining.

A detached garage with an electric roller door provides secure additional storage, whilst further off-road parking is available to the side of the property.

To the front, the property is approached via a well-maintained garden and a driveway providing additional off-road 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.

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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.

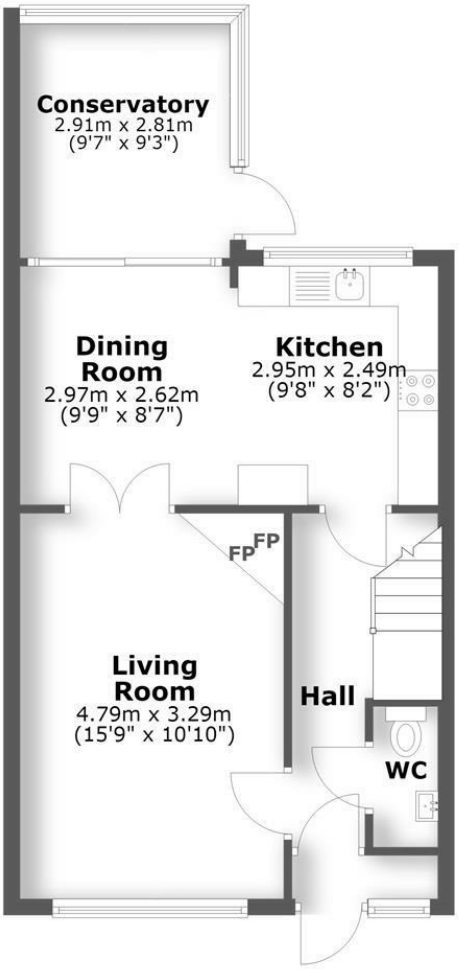
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(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.

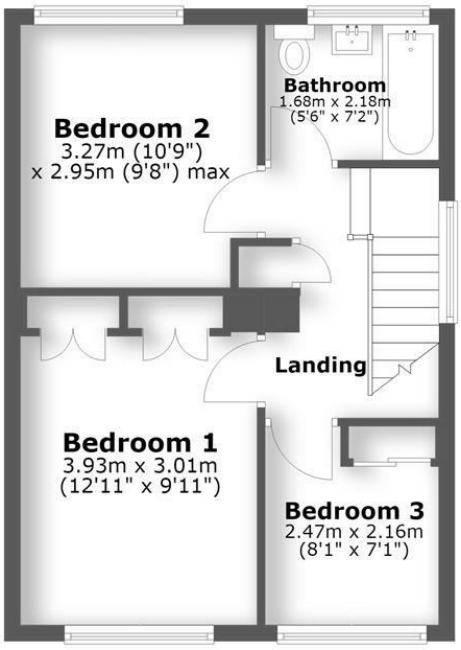
Opening Hours
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm

Blaby
Coventry Rd
Littlethorpe
M1
Lutterworth Rd
Cosby Rd
Cosby
Google
Map data ©2026

Ground Floor
Approx. 49.3 sq. metres (531.1 sq. feet)

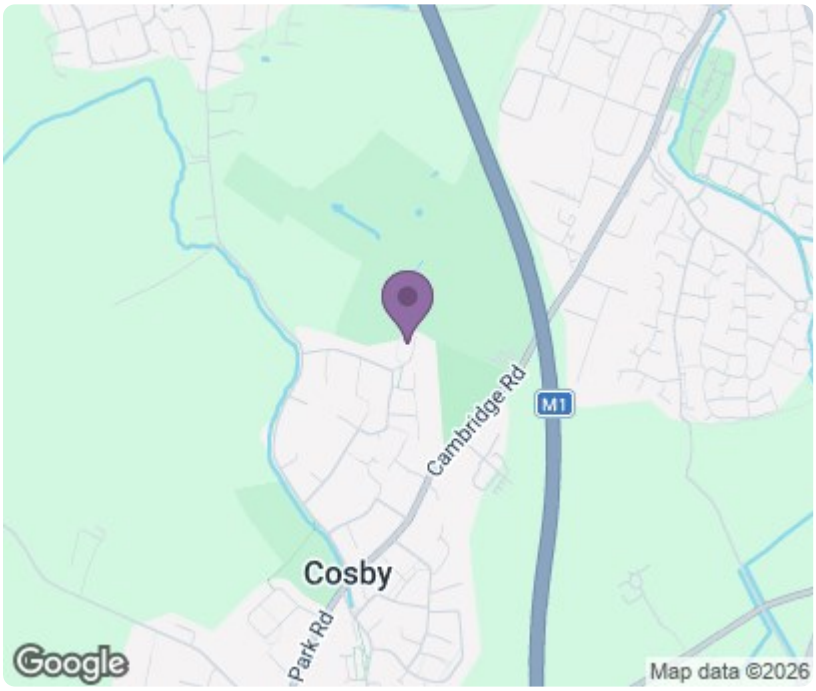


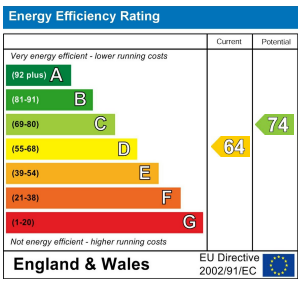
First Floor
Approx. 38.7 sq. metres (416.1 sq. feet)

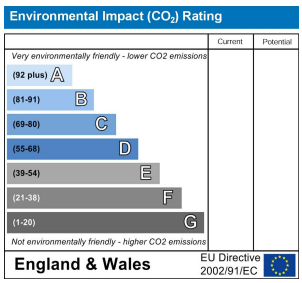


Outbuilding
Approx. 14.7 sq. metres (158.6 sq. feet)

Total area: approx. 102.7 sq. metres (1105.9 sq. feet)







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