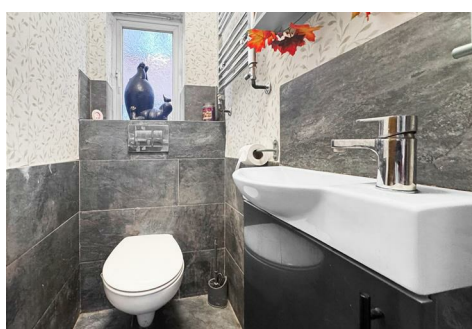
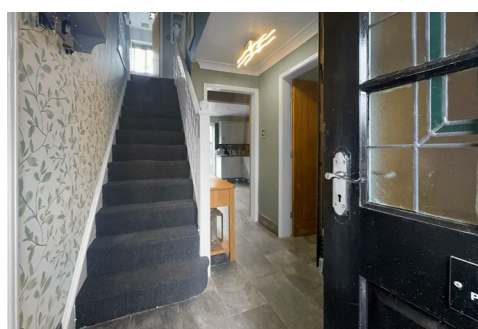




7 Burrows Close, Leicester, LE19 2RG

£424,950

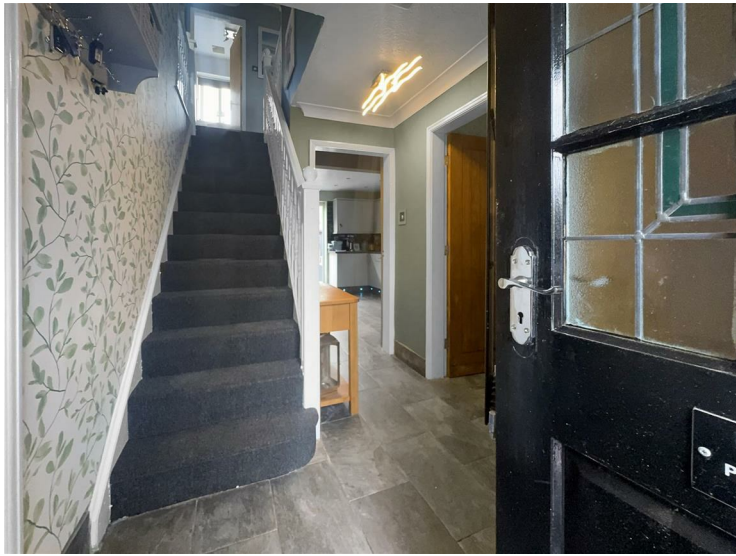
NO CHAIN! Situated on the highly regarded Redrow development in Narborough, this spacious and well-presented four-bedroom family home offers generous and versatile accommodation.

The ground floor comprises a welcoming entrance hallway, living room, impressive open-plan dining kitchen, conservatory and cloakroom/WC. Upstairs are four well-proportioned bedrooms - two benefiting from en-suite shower rooms - along with a family bathroom.

Outside, the property features an enclosed rear garden, timber garden room, driveway parking and a garage.

An internal viewing is highly recommended!

Entrance Hallway



With stairs rising to the first floor, a vertical radiator and tiled floor which extends throughout the majority of the ground floor.

WC



Fitted with a wall hung wc, inset wash basin with storage under and a heated towel rail/radiator.

Living Room



With a window to the front aspect, internal bi-folding doors to the kitchen, radiator.

Dining Kitchen



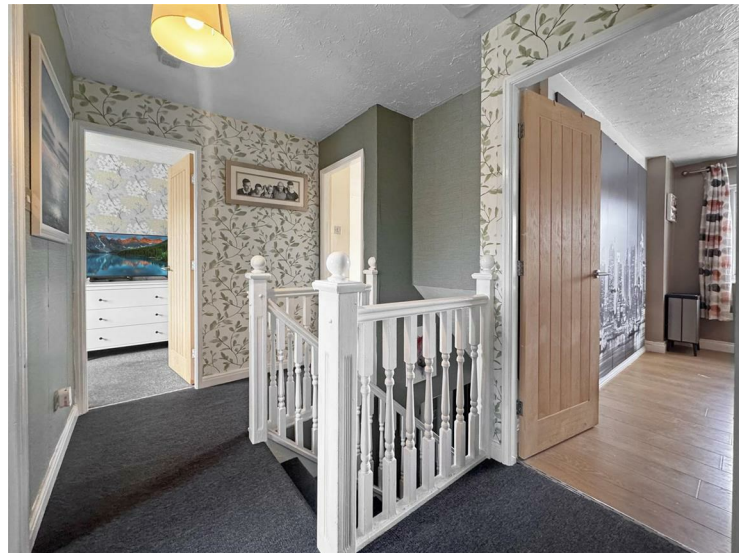
A large, open-plan dining kitchen flooded with natural light. Fitted with a comprehensive range of wall and base-level storage units, complemented by work surfaces and tiled splashbacks. There is space and plumbing for a range of kitchen appliances, while double French doors open directly onto the rear garden. Further features include a window to the side aspect, an opening into the conservatory and two radiators

Conservatory



With windows overlooking the rear garden, doors to outside and a feature log burning stove.

First Floor Landing



With doors off to all first floor accommodation.

Bedroom One



With a window to the front aspect, fitted wardrobes and a door to the en suite. Radiator.

En Suite



Fitted with a low level w/c, wash basin and a shower enclosure. Heated towel rail / radiator.

En Suite



With a window to the side aspect, fitted with a low level w/c, wall hung sink with storage under and a shower area. Heated towel rail / radiator.

Bedroom Three



With a window to the rear aspect, radiator.

Bedroom Two



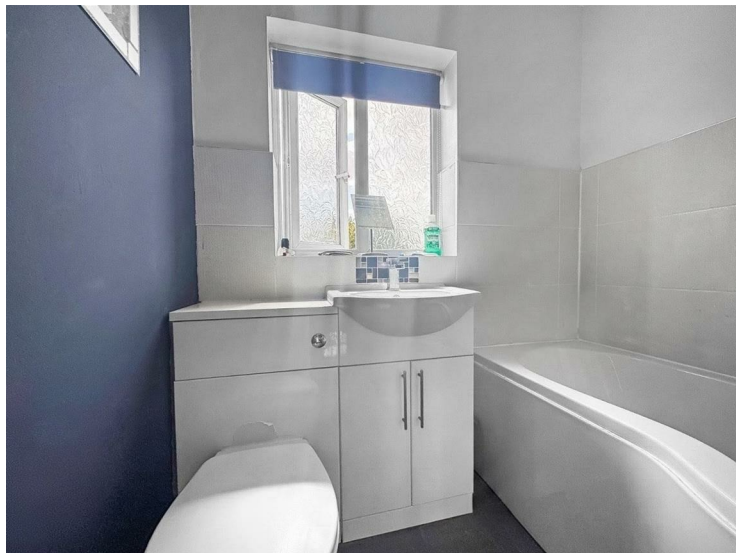
With a window to the front aspect, fitted wardrobes, radiator.

Bedroom Four



With a window to the rear aspect, radiator.

Family Bathroom



With a window to the rear aspect, fitted with a low level w/c, wash basin and a 'P' shaped bath with a shower over and glass screen. Heated towel rail / radiator.

Outside



The enclosed rear garden is laid largely to lawn with a paved patio area, surrounding borders and a paved patio. To the front of the property is a large driveway, and a access to the garage.

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.

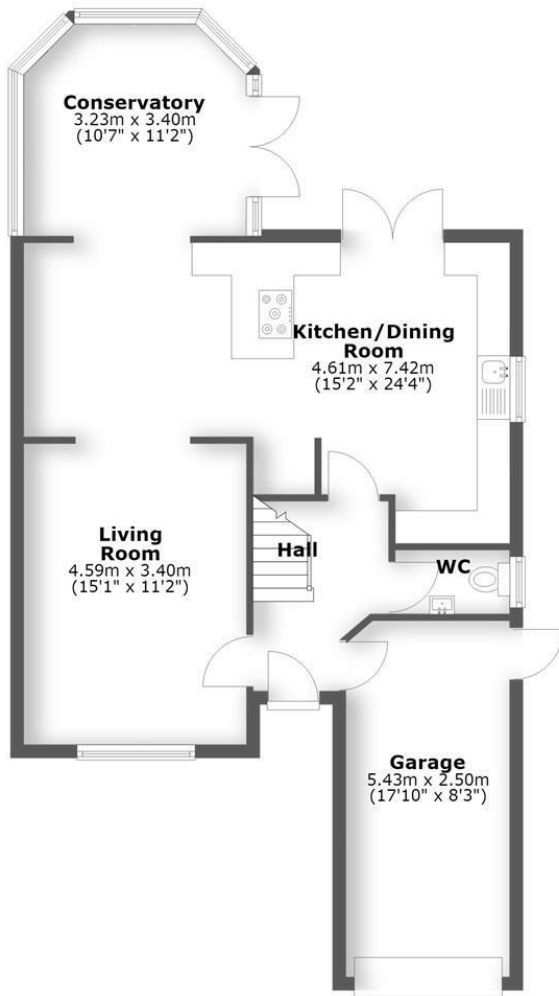
Opening Hours

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



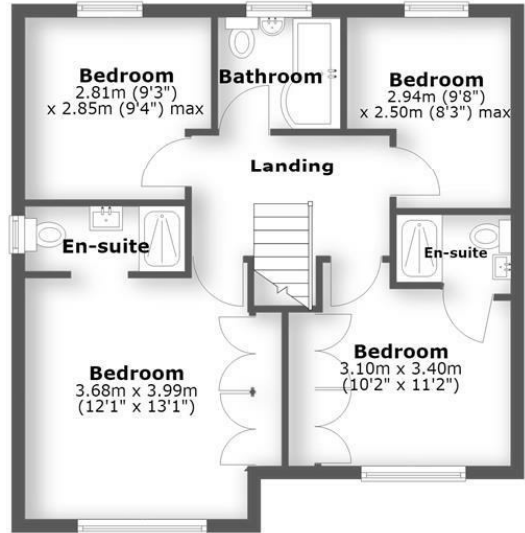
Ground Floor

Approx. 75.4 sq. metres (811.1 sq. feet)



First Floor

Approx. 53.9 sq. metres (580.1 sq. feet)



Total area: approx. 129.2 sq. metres (1391.2 sq. feet)



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	
90	91
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	