



## 11 Horseshoe Close, Leicester, LE9 1TP

**£310,000**

Presented in immaculate condition throughout, this attractive three-bedroom link-detached home occupies a desirable position at the head of a quiet cul-de-sac in the sought-after village of Cosby.

The beautifully maintained accommodation includes an entrance hall, downstairs WC, comfortable lounge opening into a dining area, a well-equipped fitted kitchen and a versatile conservatory overlooking the rear garden. Upstairs are two double bedrooms, a good-sized single bedroom and a modern family bathroom.

The conservatory opens directly onto a composite decking area, providing an ideal setting for outdoor dining and entertaining. Beyond the decking is an enclosed rear garden, predominantly laid to lawn. The property also benefits from off-road parking and a single garage.

Conveniently situated for the village primary school, park and local amenities, this superb home is ready to move straight into and an internal viewing is highly recommended.

## Front



The property occupies a pleasant cul-de-sac position and benefits from off-road parking and access to a single garage.

## Entrance Hallway

A welcoming entrance to this immaculately presented home, with stairs rising to the first floor and access to the downstairs WC and living accommodation.

## Lounge / Dining Room



A beautifully presented and comfortable reception room with a window overlooking the front of the property. A wide opening leads naturally into the dining area, creating an excellent space for everyday family living and entertaining.

## Kitchen



An immaculate fitted kitchen featuring a range of wall and base units with contrasting work surfaces and a sink with drainer. Integrated appliances include an oven, hob, extractor, dishwasher and fridge.

## Conservatory



A superb and versatile addition to the property, suitable for use as a further sitting room, playroom or home office. The conservatory, which has underfloor heating, enjoys views across the garden and opens directly onto the composite decking area, creating an excellent flow between the indoor and outdoor spaces.

## WC



Fitted with a modern white suite comprising a low-level WC and wash hand basin.

## Landing

Providing access to all three bedrooms and the family bathroom, together with an cupboard and access to the loft. Window to side elevation.

## Bedroom One



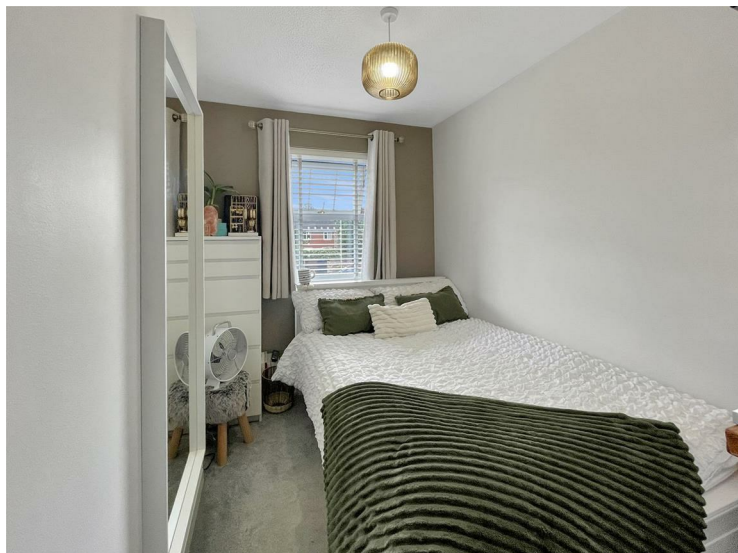
An immaculately presented and generously proportioned double bedroom. With built in wardrobes and window to front elevation.

### Bedroom Two



A further well-presented double bedroom offering comfortable and versatile accommodation, with built in wardrobes and window to rear elevation.

### Bedroom Three



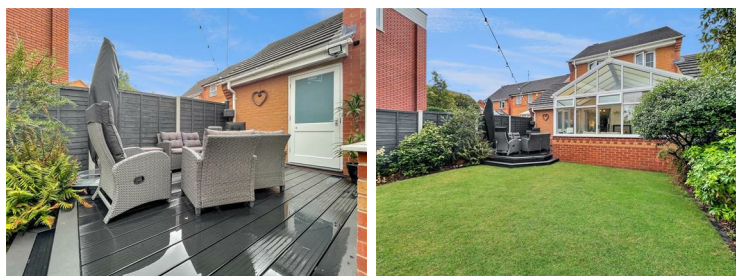
A good sized bedroom with storage cupboard and window to front elevation.

### Bathroom



Beautifully finished modern style and fitted with a white suite comprising a panelled bath, with shower over, pedestal wash hand basin with cabinets beneath and low-level WC.

### Rear



To the rear is an enclosed garden with fenced and walled boundaries, offering a secure and private outdoor space. The conservatory opens onto an attractive composite decking area with integral lights, ideal for seating, outdoor dining and entertaining, with the remainder of the garden predominantly laid to lawn.

### 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  
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Carlton Estates are an independent and family run estate agency specialising in the local market, having a reputation for quality, service and customer care.

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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](http://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.

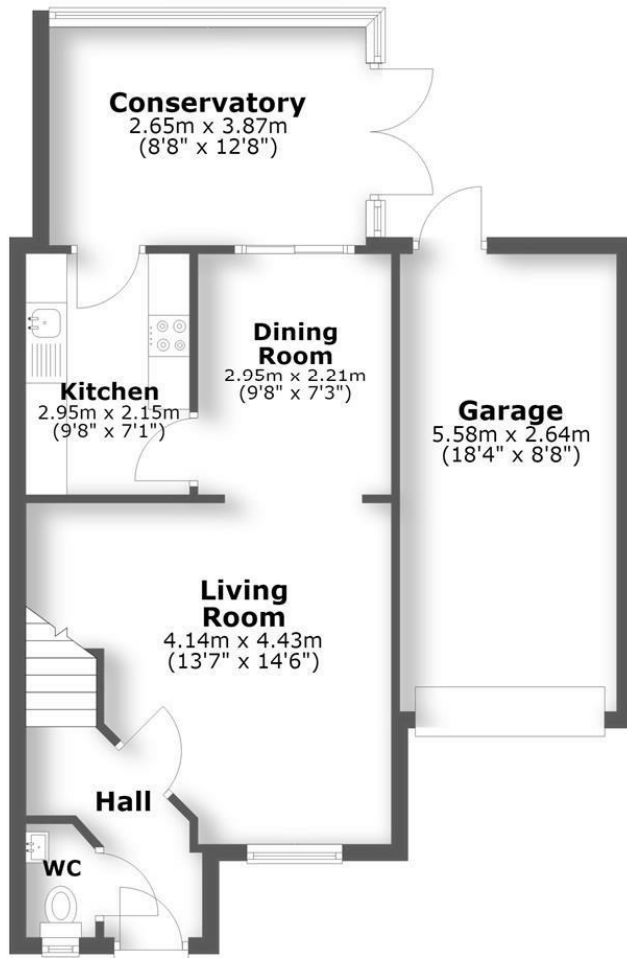
### Opening Hours

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



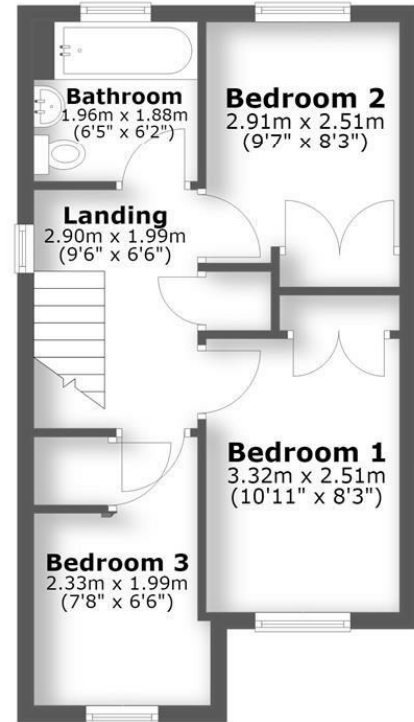
## Ground Floor

Approx. 60.4 sq. metres (649.8 sq. feet)



## First Floor

Approx. 35.3 sq. metres (380.2 sq. feet)



Total area: approx. 95.7 sq. metres (1030.0 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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |