



**53 Hardwicke Road, Leicester, LE19 3LZ**

**£484,950**

**NO CHAIN** - An executive detached family home with **SIX** bedrooms and **THREE** reception rooms situated on the ever popular 'PASTURES' development in Narborough. The highly spacious accommodation briefly comprises: Porch, Hallway, Living room, Dining room, Conservatory, Study, Kitchen, Ground floor w/c. First Floor: **SIX** bedrooms, (five of which are doubles and one with an en suite), and a Family bathroom. Outside: Enclosed rear garden, Driveway parking, and a garage.

### Additional Image



### Dining Room

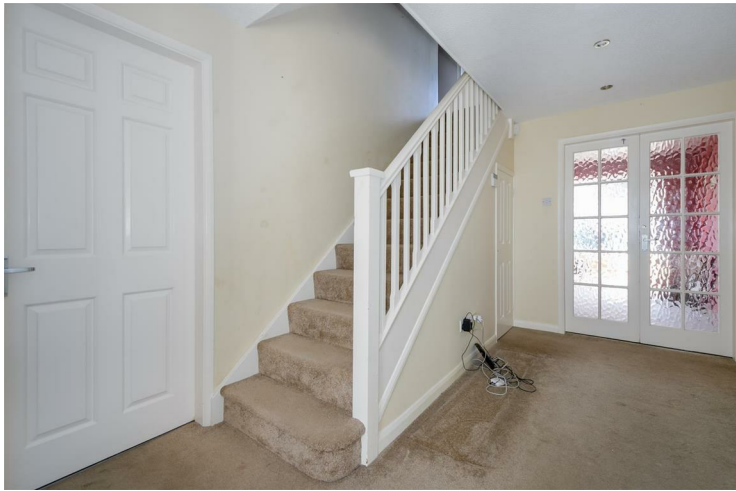


With an opening to the conservatory, radiator.

### Porch

With windows to the side and front aspects, a door leads to the hallway,

### Hallway



### Conservatory



Of brick, block and Upvc construction, with windows overlooking the rear garden and a door to outside.

The large entrance hallway has stairs off rising to the first floor, doors to the living room, dining room, kitchen, w/c and study. Radiator.

### Living Room



With a window to the front aspect, sliding patio doors to the rear, two radiators.

### Additional Image

### Study



Formerly part of the garage and having previously been used as a study, this is an excellent versatile space with a window to the front aspect and a radiator.

## Breakfast Kitchen



With a window to the rear aspect and a door giving outside access, the kitchen is fitted with a range of eye level and base level storage units with work surfaces over and tiled splashbacks. There is a fitted double electric oven, five ring gas hob and an extractor hood over, together with space / plumbing for a range of white goods. Radiator.

### Additional Image



### Additional Image



## Ground Floor W/c



Fitted with a low level w/c and wash basin. Radiator.

## First Floor Landing



With doors off to all first floor accommodation, access to the boarded loft space with fitted ladder, storage cupboard, radiator.

## Bedroom



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

**En Suite**



With a window to the front aspect, fitted with a low level w/c, inset wash basin, and a shower cubicle. Radiator.

**Additional Image**



**Bedroom**



With two windows to the rear aspect, fitted wardrobes, radiator.

**Bedroom**



With a window to the front aspect, radiator.

**Bedroom**



With a window to the rear aspect, radiator.

**Bedroom**



With a window to the front 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, wash basin, corner bath and shower enclosure. Radiator.

## Outside



The enclosed rear garden is laid mainly to lawn with a paved patio area.

To the front of the property is a further area of lawn, driveway parking and access to the garage with electric roller door.

## 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.

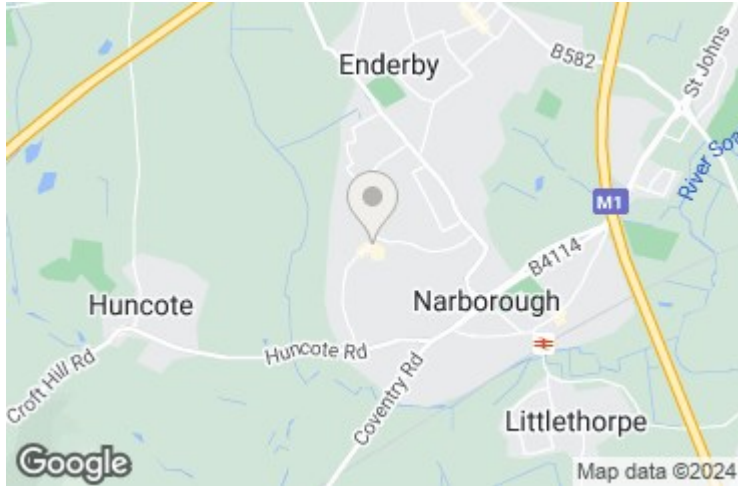
Our guarantee to you is that through our professionalism and attention to detail in every respect, we will endeavor to ensure the entire process is as straight forward and hassle free as possible.

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](http://www.carltonestates.co.uk)
- CALL US NOW ON 0116 284 9636

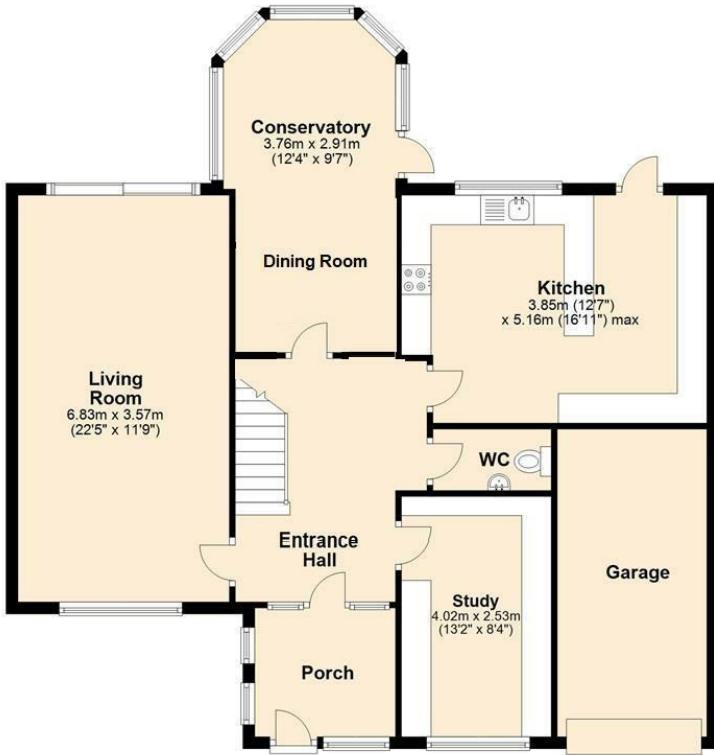
**Opening Hours**

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



### Ground Floor

Approx. 105.0 sq. metres (1130.5 sq. feet)



### First Floor

Approx. 91.3 sq. metres (982.4 sq. feet)



Total area: approx. 196.3 sq. metres (2112.9 sq. feet)

This Floor Plan and the Measurements are a guide Only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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