



18 Cosby Road, Leicester, LE19 2HF

Offers Over £450,000

THIS PROPERTY IS OUTSTANDING! Finished and maintained to exacting standards by the current vendors, this extended family home is presented to a superb standard inside and out! The flexible and spacious accommodation briefly comprises: Entrance Hallway, Study, Kitchen/Diner, Living room, W/c and a Utility Room. First Floor: Four bedrooms, Ensuite to the master and a Family bathroom. Outside: Private rear garden, Driveway parking and a Double garage!

Additional Image



Additional Image



Additional Image



Living Room



Entrance Hallway



With a bow window to the front aspect, feature real flame electric fire, sliding doors to the conservatory, two radiators.

Additional Image



With stairs off rising to the first floor, doors to the ground floor accommodation, window to the front aspect and a radiator.

Additional Image



Additional Image



Conservatory



Additional Image



With underfloor heating, French door to the garden.

Dining Kitchen



Additional Image



With two windows to the rear aspect, the modern kitchen is fitted with a range of eye level and base level units with worksurfaces over and tiled splashbacks. There is a space for a large cooker with extractor hood over, together with an integrated dishwasher, fridge / freezer and microwave. Radiator.

Utility



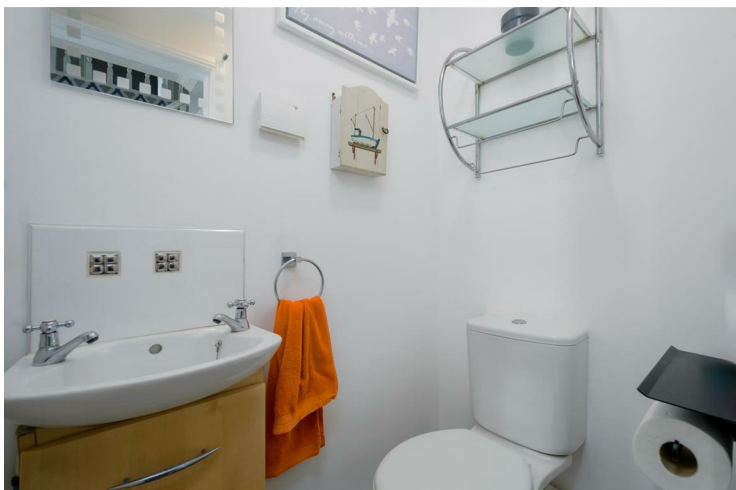
With a door giving outside access, a further range of storage units and space / plumbing for a range of white goods.

Office



With a window to the front aspect, radiator.

Ground Floor W/c



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

First Floor Landing



With doors off to all first floor accommodation.

Bedroom One



With a window to the front aspect, door to the en suite, radiator.

Additional Image



En Suite



With a window to the front aspect, fitted with a low level w/c, inset wash basin with storage under, heated towel rail / radiator.

Bedroom Four



With a window to the rear aspect, built in wardrobe, radiator.

Bedroom Two



With a window to the front aspect, built in wardrobe, radiator.

Family Bathroom



With a window to the rear aspect, fitted with a low level w/c, inset wash basin with storage under and above, bath with a glass screen with shower over, towel heater.

Bedroom Three



With a window to the front aspect, built in wardrobe, radiator.

Additional Image



Outside



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

To the front of the property is a driveway and access to the double 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.

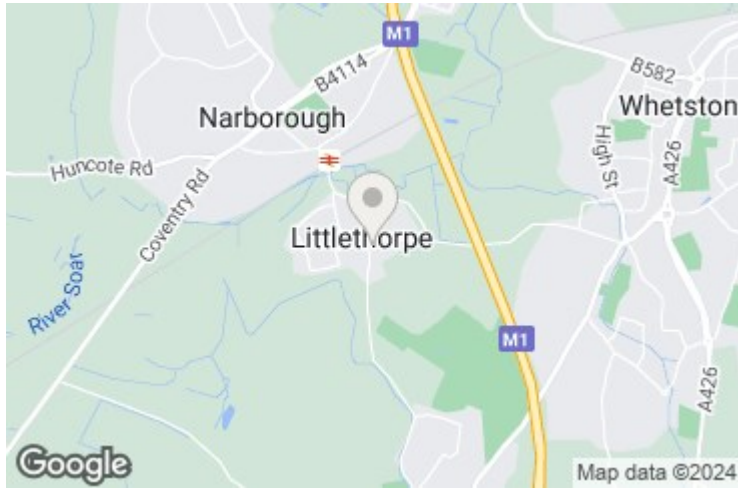
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(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. 74.1 sq. metres (797.2 sq. feet)



First Floor

Approx. 81.2 sq. metres (868.6 sq. feet)



Total area: approx. 135.2 sq. metres (1455.7 sq. feet)

The Floor Plan and the Measurements are a Guide Only.
Plan produced using PlanIt.



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			
		66	78
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	