



Elysium, 33 Dawsons Lane, Leicester, LE9 8BE

Offers Over £700,000

Elysium is an individual executive detached bungalow with approximately 3200 square feet of quality and flexible accommodation in an elevated position overlooking open countryside.

Approached by a quiet country lane and set behind electrically operated gates, the well appointed accommodation briefly comprises: Entrance hallway, Living room, Dining room, Fabulous refitted kitchen, Five bedrooms, Four en-suites and a separate w/c.

Outside: The gardens wrap around the entire property with various seating and planted areas. There is also a detached triple garage with a large room above.

Additional Image



Entrance Hallway



Additional Image



Additional Image



Living Accommodation Summary

Entering into a large hallway which has large floor to ceiling windows capturing the enviable views across open countryside. The bright living room has two sets of double opening French doors to a Juliette balcony, a feature log burning stove and windows overlooking the rear garden and a door giving access to the side garden. The dining room also overlooks the rear garden with ample space for a family sized dining table. The kitchen, which has been refitted by the current vendors, has two sets of sliding patio doors to the rear and has a comprehensive range of eye level and base level storage units and integrated appliances including a dual fuel Rangemaster cooker.

Living Room



Additional Image



Refitted Kitchen



Additional Image



Additional Image



Dining Room



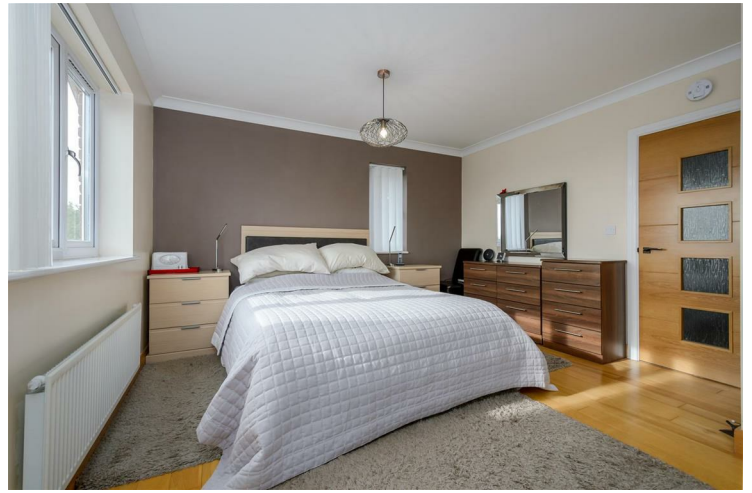
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Additional Image



Bedroom One



Separate W/C



Additional Image



Bedrooms Summary

All bedrooms, together with a utility cupboard and separate w/c are accessed from the hallway.

The large master bedroom has windows to the front aspect, and has a good sized dressing area and en suite.

There are four further bedrooms, three of which have an en suite.

Within the fifth bedroom are the controls for the solar panels and battery storage.

Inner Hallway



En Suite



Bedroom Two



Additional Image



En Suite



En Suite



Bedroom Three



Bedroom Four



En Suite



Outside



Additional Image



Additional Image



Additional Image



Bedroom Five / Office



Approach Road



View

Outside Summary

The overall plot on which this property sits is a particular feature. The gardens extend on all four sides of the property with various plants, shrubs and trees. The rear portion of the garden has mature planting with various private seating areas. To the front of the property is a large tarmac driveway and a triple garage, accessed via electrically operated doors, (which has a fitted EV charger), and a large room above.

Additional Image



Room Above Garage



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.

Additional Image



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 - * 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

Additional Image

Additional Image



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. 179.6 sq. metres (1932.8 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	
		84	84

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	