



## 1 Fritchley Close, Leicester, LE9 3AR

**£359,950**

**NO CHAIN** - A detached and highly spacious family home set in the highly sought after South Leicestershire village of Huncote. The property, which has been significantly extended, has flexible accommodation briefly comprising: Entrance hallway, Living room, Breakfast kitchen, Sitting room, Ground floor w/c. First Floor: Four double bedrooms, En suite to the main bedroom and a Family bathroom. Externally: Two driveways, a **DOUBLE** garage and an enclosed rear garden.

**Additional Image**



**Living Room**



**Additional Image**



With a window to the front aspect, and sliding patio doors to the rear, feature fireplace and an opening to the inner hallway. Radiator.

**Additional Image**



**Entrance Hallway**



**Inner Hallway**



With a window to the front aspect, and doors to the sitting room and ground floor w/c. Radiator.

### Sitting Room



With a window to the side aspect and a feature fireplace. Radiator.

### Breakfast Kitchen

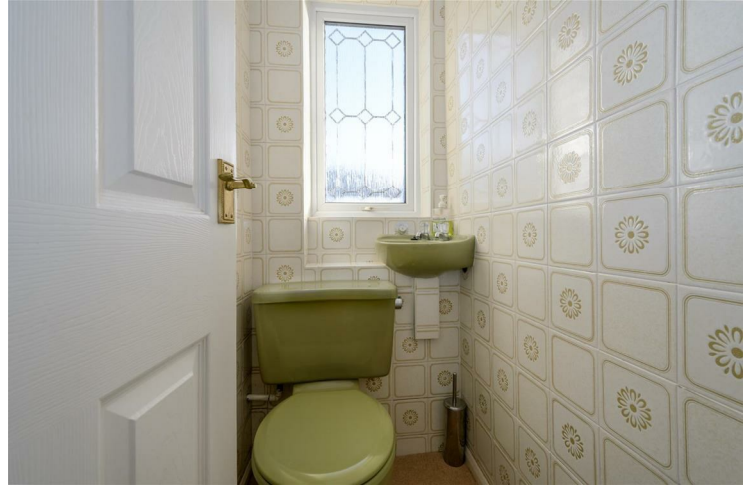


With dual aspect windows and a door giving outside access. The kitchen is fitted with a comprehensive range of eye level and base level storage units, with work surfaces over. There is a fitted oven with a hob and extractor hood over, together with an integral fridge, washing machine and dishwasher. Radiator.

### Additional Image



### Ground Floor W/c



With a window to the side aspect, fitted with a low level w/c and wash basin. Radiator.

### First Floor Landing



With a window to the front aspect, doors off to all first floor accommodation and access to the loft space.

### Bedroom One



With a window to the rear aspect, fitted wardrobes and storage units, door to the ensuite, radiator.

### En Suite



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

### Additional Image



### Bedroom Two



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

### Bedroom Three



With a window to the rear aspect, radiator.

### Bedroom Four



With a window to the front aspect, radiator.

### Family Bathroom



With a window to the side aspect, fitted with a low level w/c, wash basin and bath. Radiator.

## Outside



A particular feature of this property is the plot on which it sits. The enclosed rear garden is laid largely to lawn with a paved patio area. A further paved area to the side of the property continues to the front providing vehicle standing. To the other side of the property is an additional driveway and a detached 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.

### Thinking of Selling?

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  - \* REALISTIC valuations based on local market knowledge
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  - \* MORTGAGE advice available
  - \* NO sale no fee
  - \* ACCOMPANIED viewing's where necessary
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- 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

