

**22 Henson Close, Leicester, LE8 6PJ**

**Offers Over £385,000**

**NO CHAIN** - A superbly presented and spacious detached family home situated on a generous plot within the sought after village of Whetstone. The well appointed accommodation briefly comprises: Entrance hallway, Living room, Dining kitchen, Utility, Additional sitting room. First Floor: Four good sized bedrooms, En suite to the master, and a Family bathroom. Outside: Enclosed rear garden and ample driveway parking.

### Entrance Hallway



With doors off to all first floor accommodation and stairs off rising to the first floor. Radiator.

### Living Room



With a window to the front aspect, radiator.

### Dining Kitchen



With double opening French doors to outside and a window overlooking the rear garden. Fitted with a modern range of eye level and base level storage units with worksurfaces over and matching upstands. There is a fitted double electric oven, gas hob with an extractor hood over together with an integral dishwasher, fridge and freezer. Radiator.

### Additional Image



### Additional Image



### Utility



With a door to outside, a matching range of fitted storage units and space / plumbing for a washing machine. Radiator.

### Converted Garage



Formerly part of the garage, this is now a further versatile living space.

### Ground Floor W/C



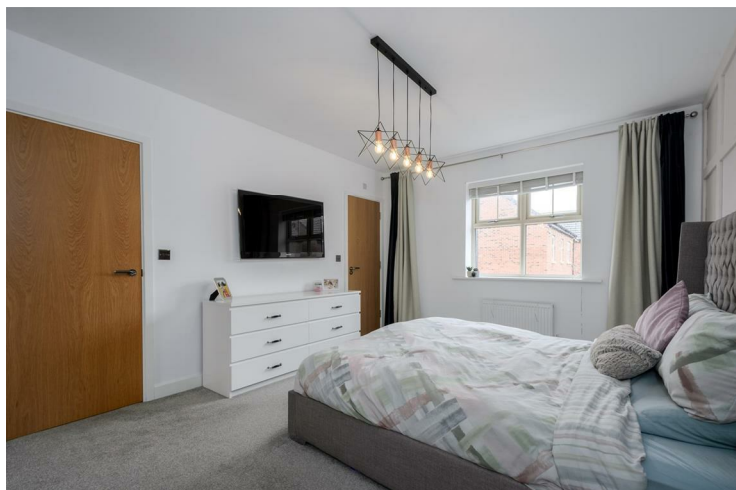
With a low level w/c and wash basin. Radiator.

### First Floor Landing



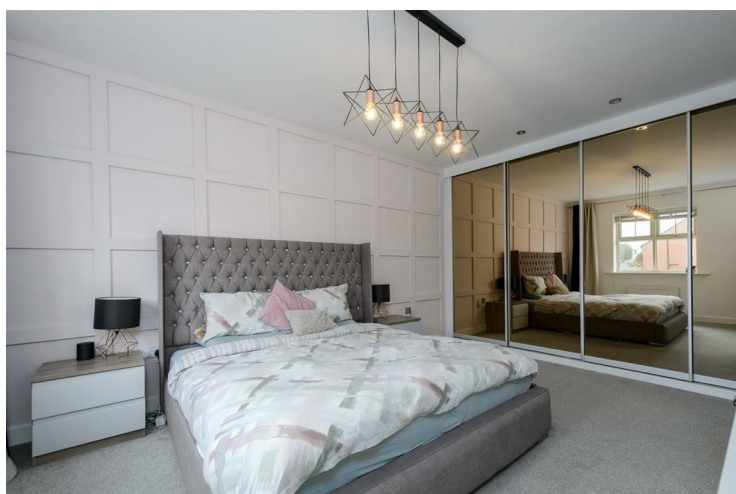
With a window to the front aspect, doors off to all first floor accommodation, and access to the loft space which is largely boarded. Radiator.

### Bedroom

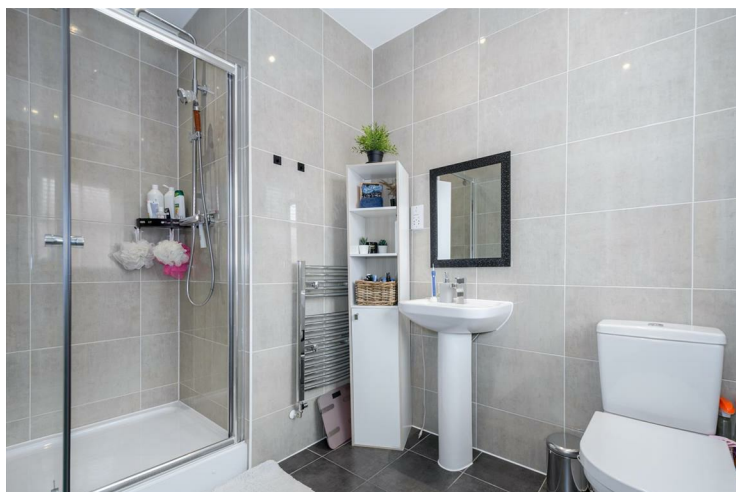


With a window to the rear aspect, large fitted wardrobes with mirrored sliding doors, door to the en suite, radiator.

### Additional Image



### En Suite



With a window to the rear aspect, fitted with a low level, wash basin and a walk in shower enclosure. Heated towel rail / radiator.

## Bedroom



With a window to the rear aspect, radiator.

## Additional Image



## Bedroom



With a window to the front aspect, radiator.

## Bedroom



With a window to the front aspect, fitted wardrobes with sliding mirrored doors. Radiator.

## Family Bathroom



With a window to the side aspect, fitted with a low level w/c, wash basin and a bath with shower over and glass screen. Heated towel rail / radiator.

## Outside



The enclosed and private rear garden is laid mainly to lawn with a large patio area and play area. To the front of the property is a double driveway and artificial turf. Additional parking is also available.

## 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.

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- \* 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

## 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



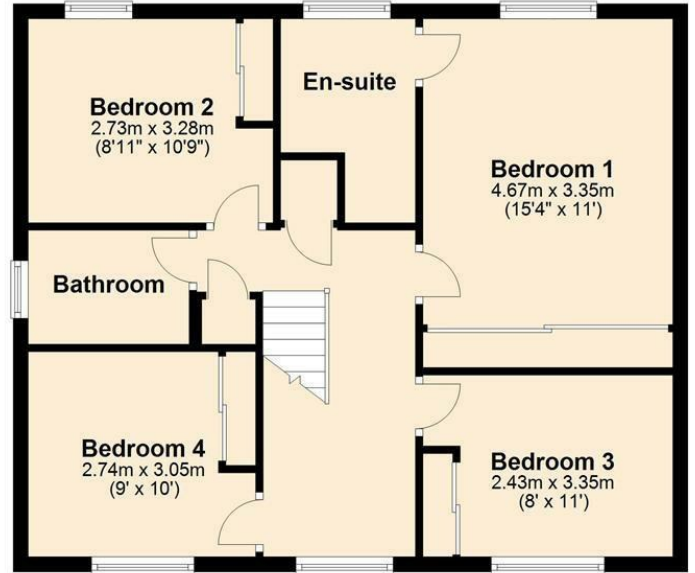
### Ground Floor

Approx. 66.7 sq. metres (718.0 sq. feet)



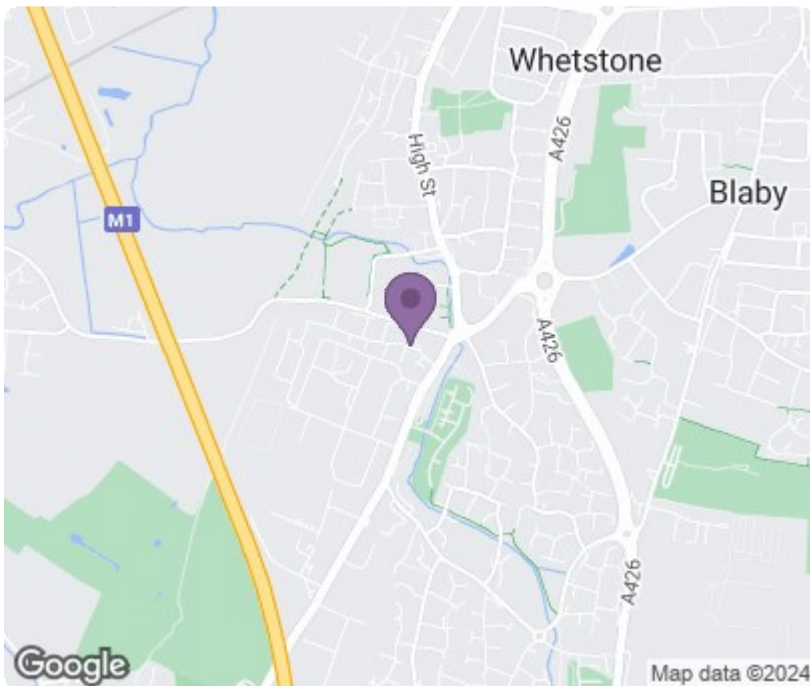
### First Floor

Approx. 62.2 sq. metres (669.2 sq. feet)



Total area: approx. 128.9 sq. metres (1387.2 sq. feet)

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



Energy Efficiency Rating	
Current	Potential
83	92

Energy Efficiency Rating scale (A-G):  
 A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).  
 Legend: Vary energy efficient - lower running costs (A-C); Not energy efficient - higher running costs (D-G).

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Environmental Impact (CO<sub>2</sub>) Rating scale (A-G):  
 A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).  
 Legend: Vary environmentally friendly - lower CO<sub>2</sub> emissions (A-C); Not environmentally friendly - higher CO<sub>2</sub> emissions (D-G).