



## 8 The Burrows, Leicester, LE19 3WS

**Offers Over £435,000**

**THIS PROPERTY IS OUTSTANDING!** Having been updated and significantly extended by the current vendors, this executive family home sits on a highly regarded road on 'The Pastures' development in Narborough. The Spacious accommodation briefly comprises: Porch, Hallway, Living room, Living kitchen Utility, Ground floor w/c. First Floor: Four double bedrooms, En suite and a Family bathroom. Outside: Enclosed and private rear South facing garden, Driveway parking and a Garage.

## Porch

## Hallway



With stairs off rising to the first floor, doors to the living room, kitchen and w/c. Radiator.

## Living Room



With a bay window to the front aspect and double sliding doors to the living kitchen, feature log burning stove, radiator.

## Additional Image



## Living Kitchen



This room is a particular feature of this property, and arguably the 'hub' of the home, benefitting from large bi-folding doors and skylights which allow an abundance of natural light.

The quality kitchen area is fitted with a range of eye level and base level storage units with worksurfaces over and matching upstands.

There is space for a Range style cooker with an extractor hood over, together with an integral fridge / freezer and dishwasher.

The living area has sufficient space for a family sized dining table and sofa. Two radiators.

## Additional Image



## Additional Image



**Additional Image**



**Additional Image**



**Utility**



With a door giving outside access, fitted with a further range of storage units and space / plumbing for a washing machine and timber dryer. Radiator.

**Ground Floor Wc**



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

**First Floor Landing**

With doors off to all first floor accommodation.

**Bedroom One**



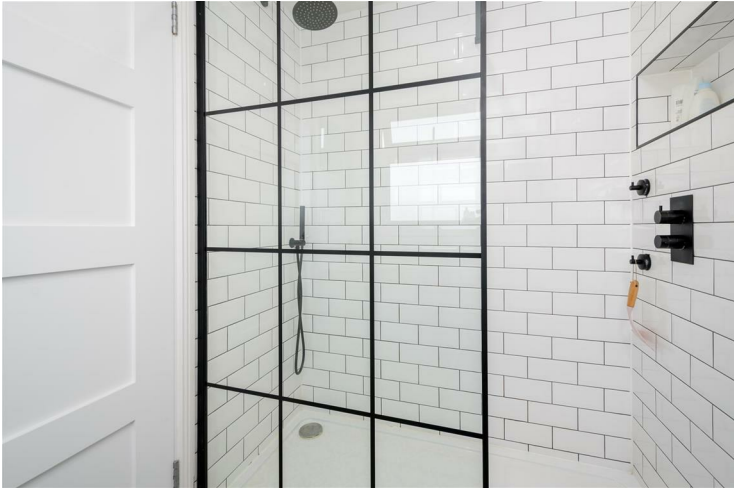
With a window to the front aspect, range of fitted wardrobes, door to the en suite, radiator.

**En Suite**



With a window to the side aspect, fitted with a wall hung w/c, inset wash basin with storage under and walk-in shower enclosure with a rainfall shower head. Heated towel rail / radiator.

### Additional Image



### Bedroom Four



With a window to the rear aspect, radiator.

### Bedroom Two



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

### Family Bathroom



With an obscured window to the rear aspect, fitted with a wall hung w/c, 'P' shaped bath with shower over and a glass screen and an inset wash basin with storage under. Heated towel rail / radiator.

### Bedroom Three



With a window to the rear aspect, radiator.

### Outside



The enclosed, private and well maintained rear garden is laid largely to lawn with mature surrounding borders and a raised area of decking.

Gated access is available to either side of the property which leads to the driveway and garage.

#### Additional Image



#### 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!

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  - \* 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. 92.9 sq. metres (1000.3 sq. feet)



### First Floor

Approx. 59.8 sq. metres (644.0 sq. feet)



Total area: approx. 152.8 sq. metres (1644.3 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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	