



## 4 Thornborough Close, Leicester, LE19 3WA

**£354,950**

**THIS PROPERTY IS OUTSTANDING!** Refurbished to a meticulous standard by the current vendors, this **SPACIOUS** family home which is situated on the highly regarded **PASTURES** development in Narborough has extremely well appointed accommodation briefly comprising: Entrance Hallway, Living / Dining room, **REFITTED** kitchen, Ground Floor W/c, **THREE** bedrooms and a Family bathroom. Outside: Enclosed rear garden, **GARDEN BUILDING**, Driveway parking and a **GARAGE**. This property further benefits from planning permission to build over the garage to create an additional bedroom.

**Additional Image**

**Entrance Hallway**



With doors off to the kitchen, living room and ground floor w/c. Stairs rise to the first floor, radiator.

**REFITTED Ground Floor W/c**



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

**REFITTED Kitchen**

**11'10" x 9'4" (3.61m x 2.84m)**



With a window to the front aspect and a door giving outside access, the very well appointed kitchen is fitted with a range of eye level and base level units with work surfaces over. There is a five ring gas hob and double oven together with an integrated dishwasher and space / plumbing for a washing machine and fridge / freezer.

**Additional Image**



**Living / Dining Room**

**13'4" x 23'9" (4.06m x 7.24m)**



With a window to the rear aspect and double opening doors to outside, two radiators.

**Additional Image**



**Additional Image**



**Bedroom Two**  
12' x 9'6" (3.66m x 2.90m)



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

**First Floor Landing**



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

**Bedroom Three**  
11'6" x 6'4" (3.51m x 1.93m)



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

**Master Bedroom**  
12' x 9'8" (3.66m x 2.95m)



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

**Family Bathroom**



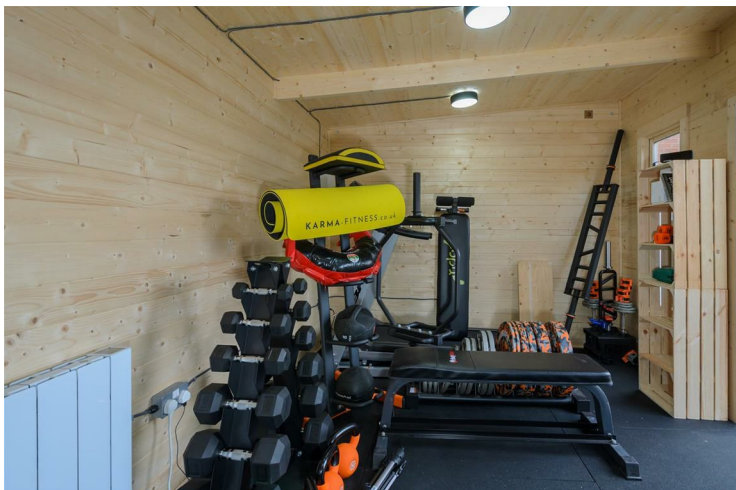
With a window to the side aspect, the bathroom is fitted with a low level w/c, wash basin and bath with shower over and glass screen. Floor to ceiling tiling, heated towel rail / radiator.

## Garden Building



This recent, and excellent addition to the property provides a further versatile useable living space which benefits from power and heating. Currently used as Gym, but would equally make an excellent home office.

## Additional Image



## Additional Image



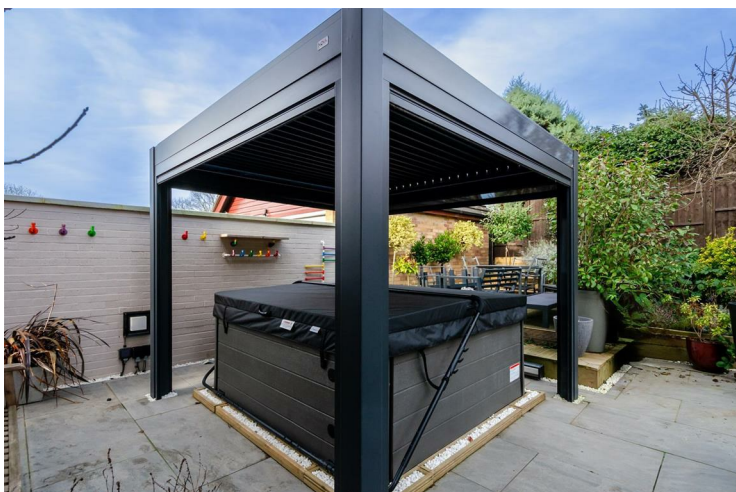
## Additional Image



## Additional Image



## Outside



The private and very well maintained rear garden is laid mainly to lawn with mature surrounding borders, there is a raised area of timber decking, a paved patio area and access either side. To the front is a further area of lawn, driveway parking and access to the garage.

## 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.

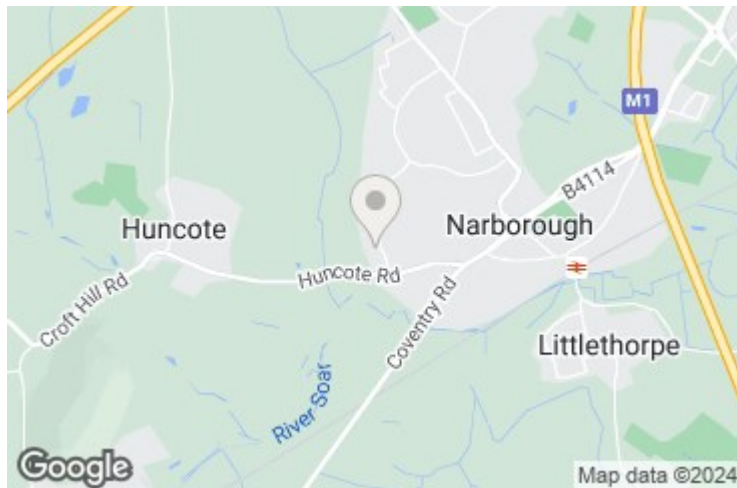
Our guarantee to you is that through our professionalism and attention to detail in every respect, we will endeavor to ensure the entire process is as straight forward and hassle free as possible.

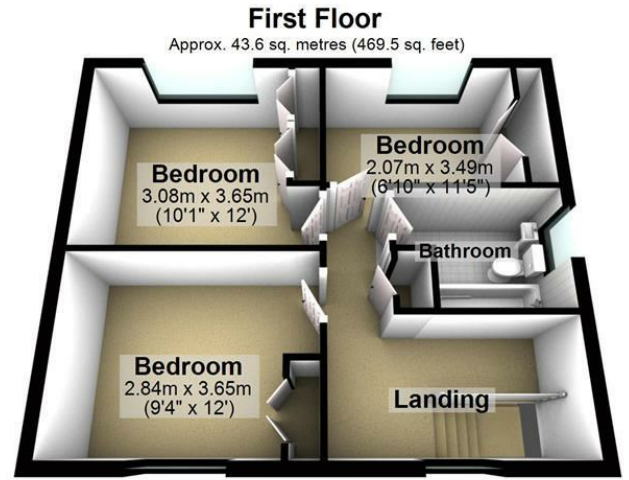
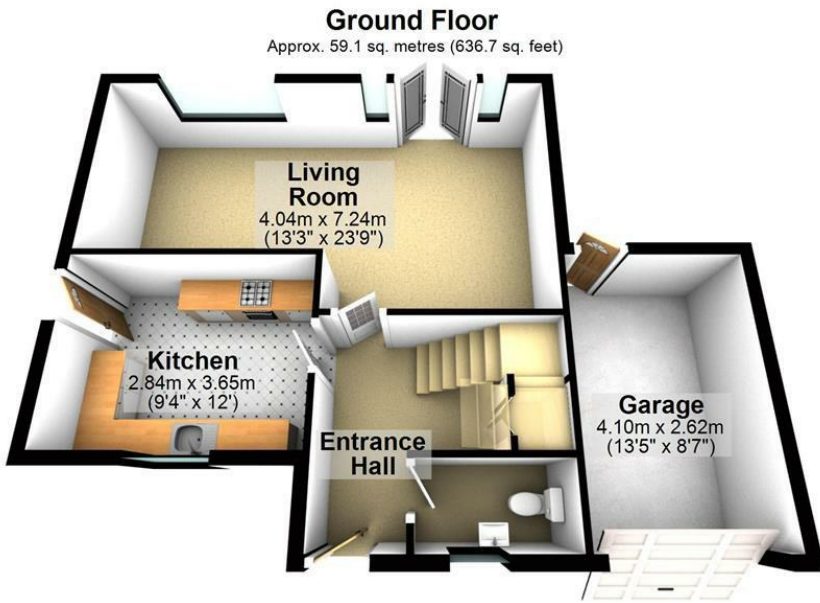
10 GOOD reasons to choose Carlton Estates:

- \* 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](http://www.carltonestates.co.uk)
- CALL US NOW ON 0116 284 9636

## Opening Hours

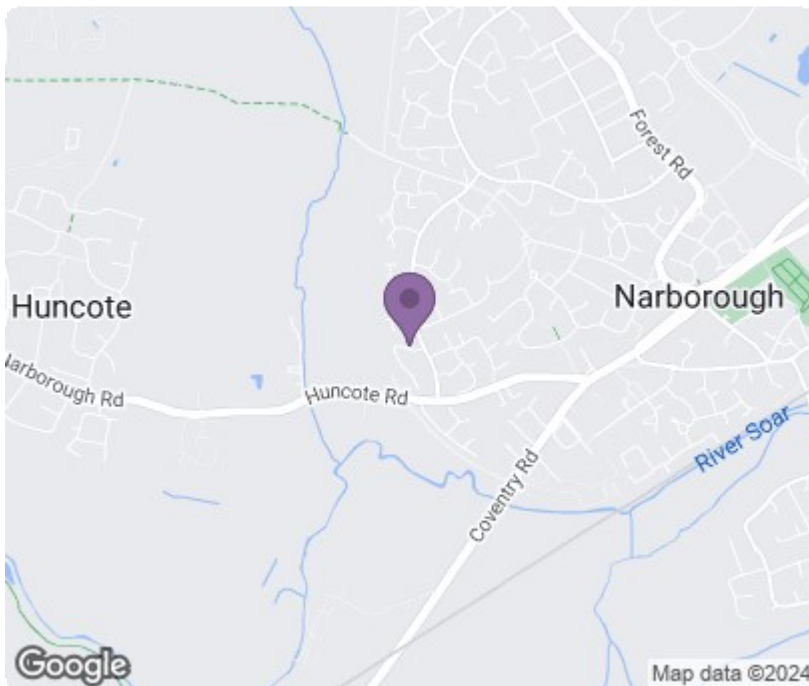
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm





Total area: approx. 102.8 sq. metres (1106.1 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		71	85
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		68	83
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	