



Rosedene Warwick Road, Leicester, LE19 2JB

£349,950

Situated on the OUTSKIRTS of Littlethorpe, this well presented EXTENDED family home occupies a GENEROUS PLOT and is SURROUNDED BY OPEN COUNTRYSIDE! 'Rosedene' offers spacious accommodation, which subject to obtaining the necessary planning consents could be extended, briefly comprising: Entrance porch, Hallway, Two reception rooms, Kitchen, Conservatory, Three good sized DOUBLE bedrooms, and a Bathroom. Outside: Fabulous rear garden, A large garage / workshop, Car port and Driveway parking.

Additional Image



Rear Reception Room



With a window to the side aspect, doors to the kitchen and conservatory, feature fireplace, radiator.

Porch

Entrance Hallway



Additional Image



With stairs off rising to the first floor, doors to the front and rear reception rooms, radiator.

Front Reception Room



With a bay window to the front aspect, feature fireplace, radiator.

Kitchen



With a window to the rear aspect and a door to the conservatory, the kitchen is fitted with a range of eye level and base level storage units with matching upstands and worksurfaces over. There is space / plumbing for a range of appliances and a radiator.

Conservatory



With a door to outside and windows overlooking the rear garden, feature log burning stove.

Additional Image



First Floor Landing



With doors off to all first floor accommodation and access to the loft space.

Bedroom



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

Bedroom



With windows to the rear and side aspects, fitted office furniture, radiator.

Bedroom



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

Additional Image



Outside



Bathroom



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

Additional Image



A particular feature of this property is the plot on which it sits. The manicured rear garden has been maintained to an exceptional level, with a large area of lawn, surrounded by mature and well-stocked borders which create year-round interest, a large pond, a chicken coupe and various seating areas.

Additionally, there are two outhouses, one is a store, and the other an outside w/c, together with a large carport, driveway parking and a large workshop.

Additional Image



Additional Image



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!

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
- 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.

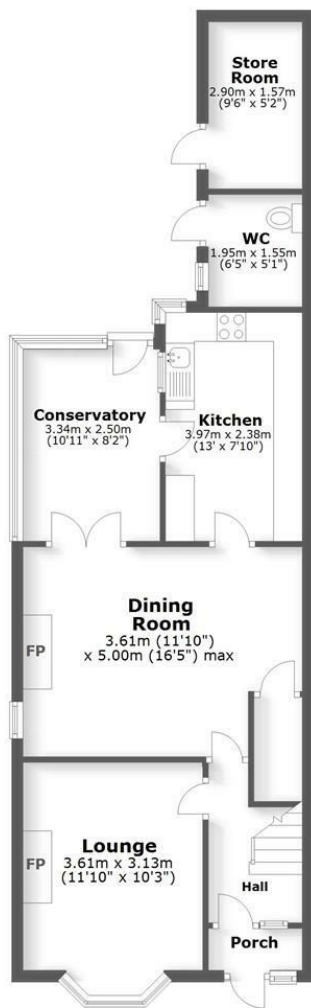
Opening Hours

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



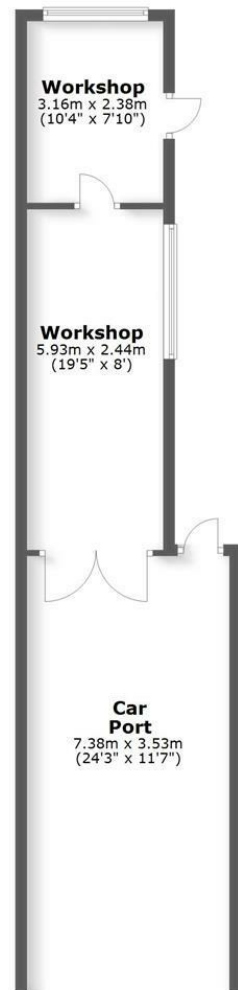
Ground Floor

Approx. 62.8 sq. metres (675.9 sq. feet)



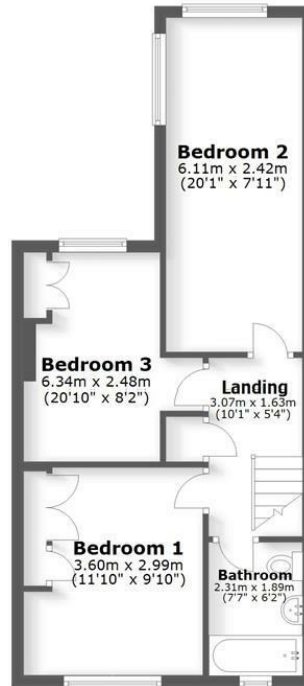
Outbuilding

Approx. 48.5 sq. metres (522.2 sq. feet)



First Floor

Approx. 46.6 sq. metres (501.7 sq. feet)



Total area: approx. 157.9 sq. metres (1699.8 sq. feet)



Energy Efficiency Rating	
Current	Potential
59	86

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
A	A

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC