



27 Wycliffe Close, Leicester, LE19 3EL

£399,950

Situated on the edge of a MODERN development, OVERLOOKING open green space, this very well presented and SPACIOUS family home has FLEXIBLE accommodation arranged over THREE FLOORS briefly comprising: Entrance hallway, Dining kitchen, Utility, Dining room, Study & W/C. First Floor: Living room, Fourth bedroom, Separate w/c. Second Floor: Master bedroom with en suite. Two further GOOD SIZED bedrooms, and a Family bathroom. Outside: Enclosed rear garden, driveway parking and a Garage.

Additional Image



Dining Kitchen
17'10" x 10'9" (5.44m x 3.28m)



With window to the rear aspect and double opening French doors to outside. Fitted with a modern range of wall and base units with a fitted electric oven and gas hob with an extractor hood over, together with an integral dishwasher and fridge / freezer. Radiator.

Additional Image



Additional Image



Entrance Hall



With stairs off rising to the first floor landing, doors to the downstairs accommodation and a radiator.

Utility Room



With a door to the rear aspect, fitted with base level units, space / plumbing for a washing machine, wall mounted boiler and a radiator.

Dining Room

11'8" x 9'6" (3.58m x 2.92m)



With windows to the front and side aspects and a radiator.

Study

8'0" x 8'2" (2.46m x 2.51m)



With a window to the front aspect and a radiator.

Downstairs W/C



Fitted with low level w/c, hand wash basin and a radiator.

First Floor Landing



With stairs off rising to the second floor, built in storage cupboard, and a radiator.

Living Room

23'1" x 12'5" (7.04m x 3.81m)



With dual aspect windows and two radiators.

Additional Image



Bedroom Four

10'9" x 8'2" (3.28m x 2.51m)



With a window to the front aspect with views over the open green space, and a radiator.

W/C



With a window to the rear aspect, fitted with low level W/C, hand wash basin and a radiator.

Second Floor Landing

With loft access and a radiator.

Bedroom One

12'7" x 10'4" (3.86m x 3.17m)



With window to the rear aspect, fitted wardrobe and a radiator.

Additional Image



En Suite



With window to the rear aspect, fitted with low level W/C, hand wash basin, shower cubicle and a radiator.

Bedroom Two

12'9" x 10'4" (3.89m x 3.17m)



With a window to the front aspect, fitted wardrobe and a radiator.

Bedroom Three

10'7" x 8'3" (3.25m x 2.54m)



With a window to the front aspect and a radiator.

Family Bathroom



With a window to the rear aspect, fitted with a three piece suite comprising low level W/C, hand wash basin, bath with shower over and a radiator.

Outside



To the rear of the property is laid largely to lawn with a paved patio area, shed and side access.

To the front of the property there is parking for up to three vehicles, an EV charger, and a detached garage which benefits from power and lighting.

Additional Image



Additional Image



Narborough

Let Our Local Knowledge and Experience Work for You
Narborough lies approximately six miles from Leicester City Centre and boasts an array of facilities to meet most needs for day to day shopping and leisure. Within a ten minute drive, wider facilities are available at Blaby, Fosse Park and Meridian Shopping, Entertainment and Business Centre.

Education

There are three Primary Schools in Narborough, Greystokes, Redhill Field and The Pastures with Brockington College at Enderby offering education for the 11 – 14 age group and Lutterworth College catering for the 14 – 18 age group. The private Leicester Grammar School is approximately within a twenty minute drive.

Leisure

Being a rural area, there are ample footpaths, bridleways and cycle routes in the area whilst within a ten minute drive there is an array of further leisure facilities catering for most interests.

Transport Links

Narborough is approximately two miles from Junction 21 of the M1\M69 motorway network for travel north, south and west, and a rail link to Leicester and Birmingham is available at Narborough Station.

Village Facts

Narborough was first founded by the Saxons with an original name of 'Nor Burh'; today Narborough has a population of some 7000

people. Narborough is ideal for the work commuter set near Junction 21 of the M1 and it has a railway station. Narborough railway station first opened in 1864 and closed for a short while in 1968 reopening in 1970 due to local demand.

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.

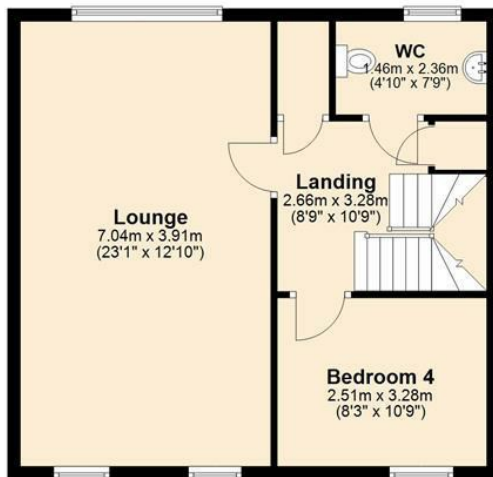
- (1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.
- (2) These particulars do not constitute part or all of an offer or contract.
- (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

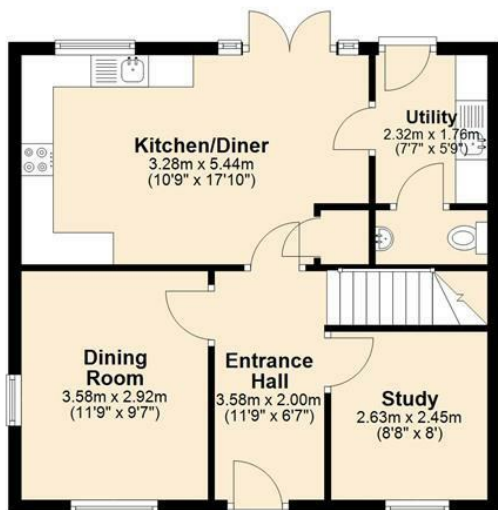
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



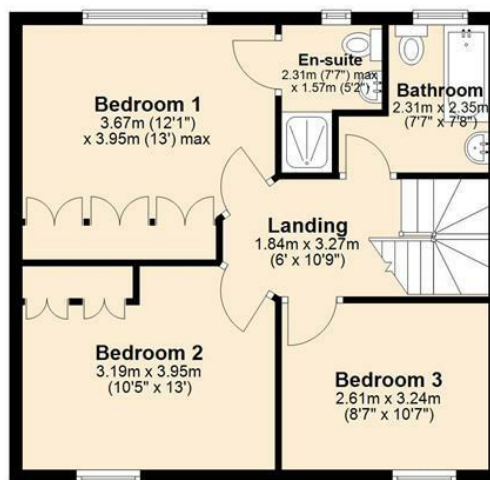
First Floor
Approx. 50.6 sq. metres (545.0 sq. feet)



Ground Floor
Approx. 50.7 sq. metres (545.9 sq. feet)



Second Floor
Approx. 50.7 sq. metres (545.9 sq. feet)



Total area: approx. 152.1 sq. metres (1636.8 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) 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	88

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	