



## 11 Snowdrop Close, Leicester, LE19 3YB

**£434,950**

**NO CHAIN!** This **OUTSTANDING** detached family home, which has been **SIGNIFICANTLY** extended, has beautifully appointed accommodation briefly comprising: Entrance hallway, Living room, Dining room, Study, Breakfast kitchen, Ground floor w/c. First Floor: Four **DOUBLE** bedrooms, En suite and a Family bathroom. Outside: **DETACHED GARAGE**, Enclosed **GENEROUS** rear garden and Driveway parking. **MUST BE SEEN!**



**Additional Image**



**Additional Image**



**Entrance Hallway**



**Additional Image**



With doors off to the living room, study and w/c, stairs to the first floor, radiator.

**Living Room**



With a window to the front aspect, feature real flame coal burning effect gas fire, door to the dining room, radiator.

**Dining Kitchen**



With windows to the side and rear aspects, fitted with a range of eye level and base level storage units with wooden work surfaces over and matching upstands. There is a fitted double electric oven and a five ring gas hob with an extractor hood over, together with an integral dishwasher and space for an American style fridge / freezer. Door to the pantry, underfloor heating which extends to the utility.



**Additional Image**



**Dining Room**



With double opening French doors to outside, radiator.

**Additional Image**



**Study / Snug**



With a window to the front aspect, door to the utility, radiator.

**Utility**



With a door to outside, fitted with a matching range of eye level and base level storage units with space / plumbing for a washing machine and tumble dryer, and a recently installed wall mounted boiler. Radiator.

**Ground Floor W/C**



Fitted with a low level w/c and wash basin. Radiator.

### First Floor Landing



With doors off to all first floor accommodation.

### Bedroom Two



With a window to the front aspect, radiator.

### Bedroom One



With a window to the rear aspect, fitted wardrobes, door to the en suite and a radiator.

### Bedroom Three



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

### En Suite



With a window to the rear aspect, fitted with a low level w/c, wash basin and walk in shower cubicle with power shower. Radiator.

### Bedroom Four



With a window to the front aspect, radiator.



## Bathroom



With a window to the rear aspect, fitted with a low level w/c, wash basin and a 'P' shaped bath with Aqualisa power shower over and glass screen. Radiator.

## Outside



The enclosed and very well maintained rear garden is laid largely to lawn with surrounding borders, a paved patio area and two timber sheds.

There is a detached garage with driveway parking and further driveway parking to the front of the property.

## 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.carltonstates.co.uk](http://www.carltonstates.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.

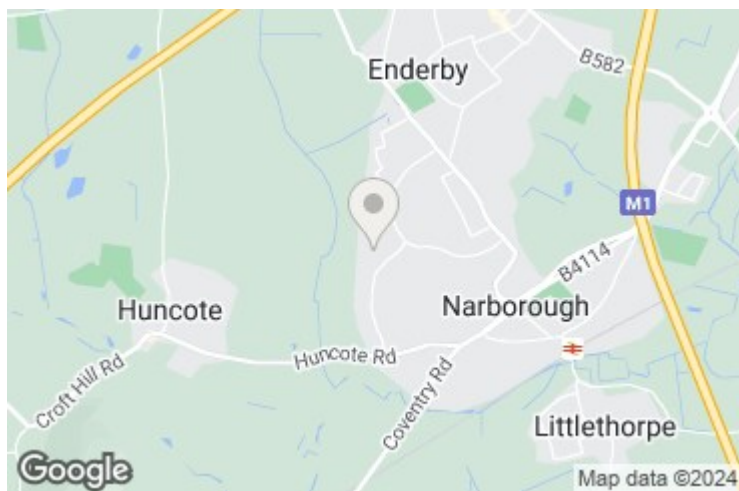
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(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**

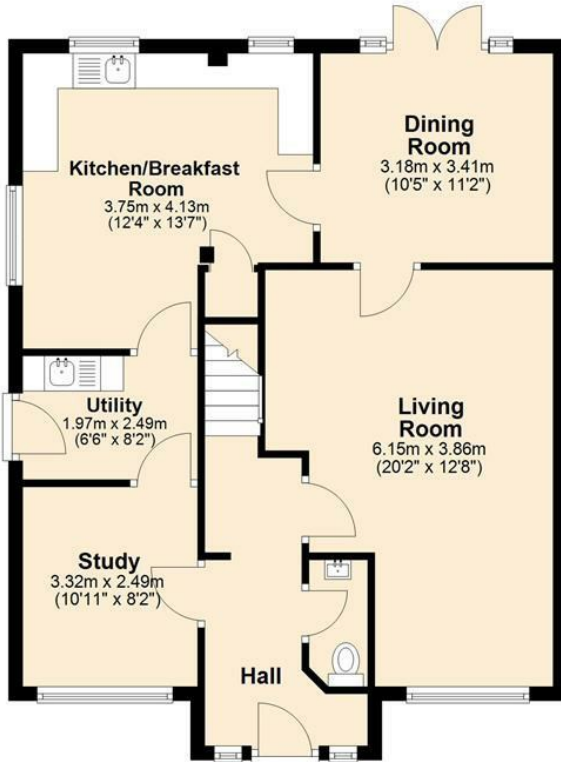
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm





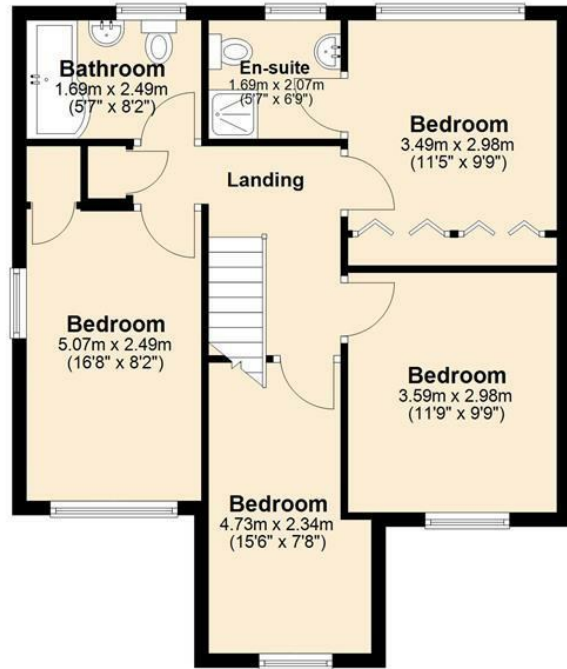
### Ground Floor

Approx. 70.8 sq. metres (761.9 sq. feet)



### First Floor

Approx. 57.1 sq. metres (614.5 sq. feet)



Total area: approx. 127.9 sq. metres (1376.4 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		69	81

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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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