



## 15 Thurlaston Lane, Leicester, LE9 3HD

**Offers Over £550,000**

Situated on the outskirts of the ever popular South Leicestershire village of Croft, this attractive detached family home sits on an extremely generous plot (giving scope for further extension), and is surrounded by open countryside. The spacious and well appointed accommodation briefly comprises: Entrance hallway, Large sitting room, Garden room, Dining room, Kitchen, Utility, Ground floor w/c. First Floor: Four good sized bedrooms and a Family bathroom. Outside: Very well maintained rear garden, driveway parking and a large garage.

**Additional Image**



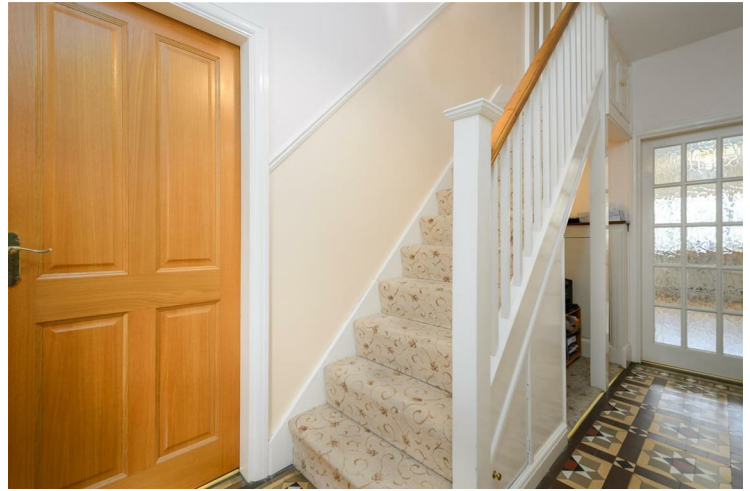
**Entrance Hallway**



**Front Aspect**



**Additional Image**



**Driveway**



**Living Room**



With a bay window to the front aspect and sliding patio doors to the garden room, feature real flame coal burning effect fire, two radiators.

**Additional Image**



**Dining Room**



With a bay window to the front aspect, radiator.

**Additional Image**



**Breakfast Kitchen**



With a window to the rear aspect, fitted with a range of eye level and base level storage units with tiled splashbacks. There is a fitted double electric oven, electric hob and an extractor hood over, together with an integrated dishwasher and fridge / freezer. Radiator.

**Garden Room**



A further versatile living space with sliding patio doors leading to outside.

**Additional Image**



### Additional Image



### First Floor Landing



### Utility



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

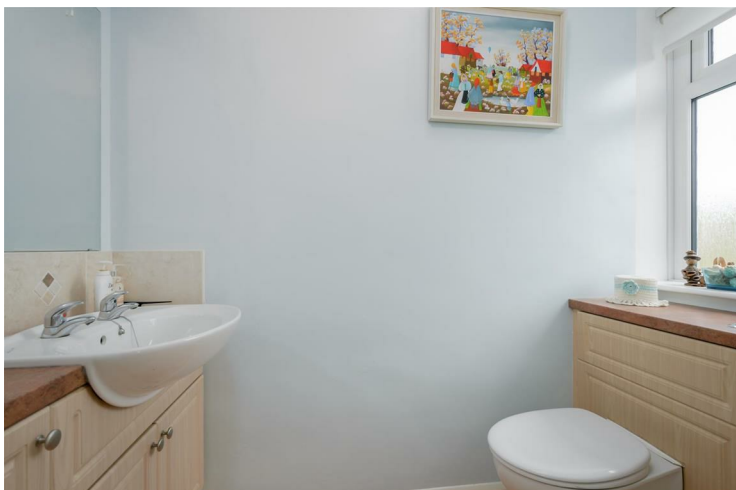
### Bedroom



With doors to outside and the w/c, a window to the rear aspect and a further range of fitted storage units with space / plumbing for a washing machine and tumble dryer.

With a window to the front aspect, a comprehensive range of fitted wardrobes and storage units, radiator.

### Ground Floor W/C



### Additional Image



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

## Bedroom



With windows to the front and rear aspects, fitted wardrobes and storage units, inset wash basin with storage under, radiator.

## Additional Image



## Bedroom



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

## Additional Image



## Bedroom



With a window to the rear aspect, fitted storage units, radiator.

## Bathroom



With a window to the side aspect, fitted with a low level w/c, inset wash basin with storage under and a 'P' shaped bath with shower over and glass screen. Radiator.

**Additional Image**



**Additional Image**



**From Above**



**Additional Image**



**Outside**



**Additional Image**



A particular feature of this property is the plot on which it sits. The manicured rear garden is laid largely to lawn with mature borders which create year round interest, together with an array of fruit trees, shrubbery and a vegetable patch. Additionally, there is a large paved patio area, outbuilding and access to the rear of the garage. To the front of the property, there is an 'In and Out' driveway and access to the large garage.

Additional Image



Additional Image



Additional Image

Additional Image



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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.

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  - \* 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

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### 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.





### Ground Floor

Approx. 131.7 sq. metres (1417.6 sq. feet)



### Outbuilding

Approx. 10.6 sq. metres (114.3 sq. feet)



### First Floor

Approx. 79.3 sq. metres (853.5 sq. feet)



Total area: approx. 221.6 sq. metres (2385.4 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	70

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			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	