

4 Cowslip Close, Leicester, LE19 3YD

£429,950

NO CHAIN! A substantial, **EXTENDED** detached **FAMILY HOME** situated within a **HIGHLY REGARDED** cul de sac on the ever popular **PASTURES** development in Narborough. The property has been **MAINTAINED TO AN EXCELLENT** standard and has **SPACIOUS** accommodation briefly comprising: Entrance hall, downstairs w/c, living room, kitchen diner, family room and study. Upstairs: Four bedrooms with en-suite to master, and family bathroom. There is an enclosed rear garden, driveway parking and garage.

Entrance Hallway



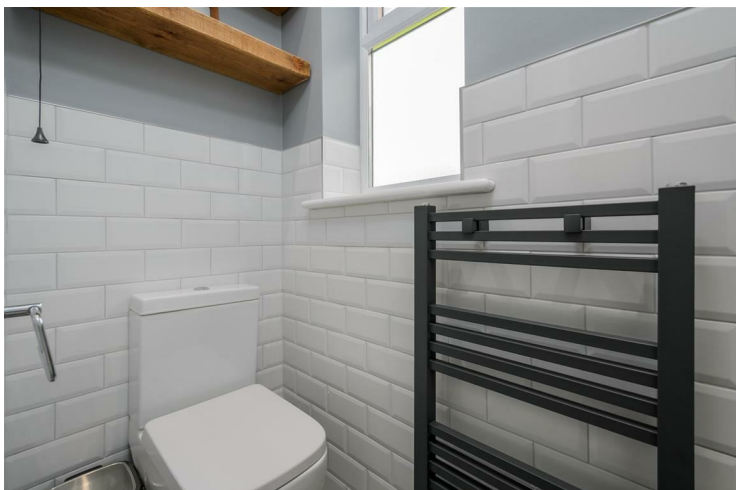
With Stairs rising to the first floor, doors leading to the study, living room, downstairs WC and kitchen diner. Radiator.

Living Room



With a bay window to the front aspect, radiator.

Downstairs W/C



With an obscure glazed window to the side aspect, fitted with a low level w/c, sink and heated towel rail/radiator.

Kitchen Diner



The large kitchen is fitted with a range of wall and base units with work surfaces over, and a tiled splashback behind the oven and hob. There is space/plumbing for a washing machine and there is an integrated fridge freezer and dishwasher. Radiator. The dining area has patio doors and windows to the rear aspect, velux windows and a upvc door leading to the side. There are double opening doors leading into the family room, radiator.

Additional Image



Additional Image



Study



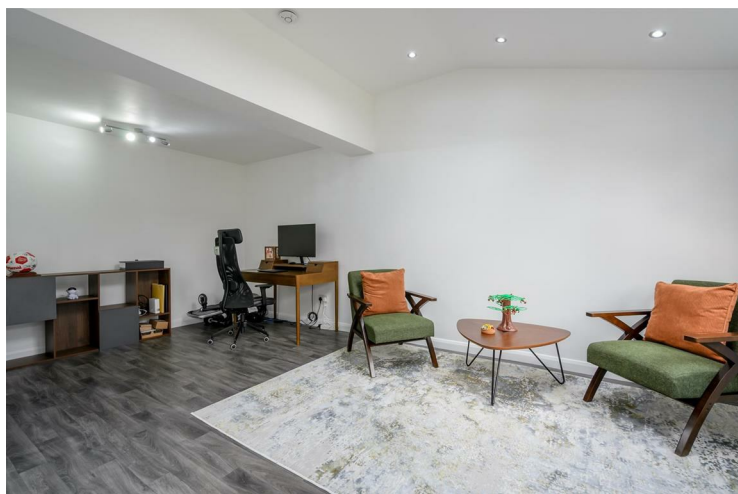
With a window to the front aspect, wall mounted air-con unit, radiator.

Family Bathroom



With a window to the rear aspect, fitted with a low level w/c, sink in a vanity unit, bath with shower over and fitted screen, radiator.

Family Room



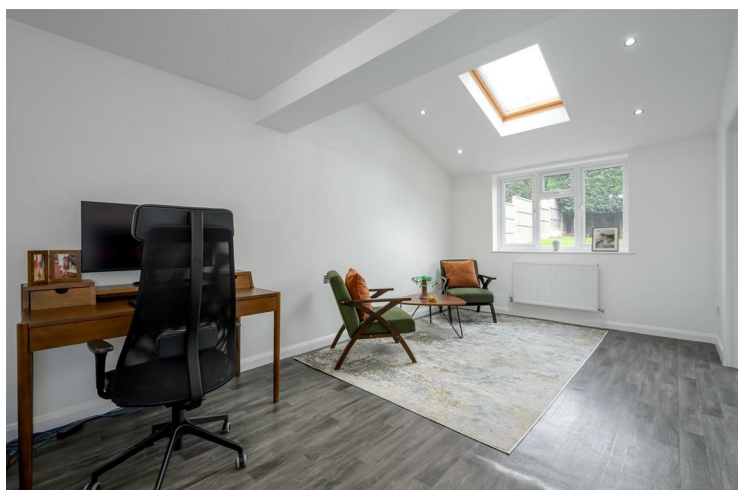
With a velux window and a window to the rear aspect, radiator.

Master Bedroom



With a window to the front aspect, built in storage units, door leading to en-suite, radiator.

Additional Image



Additional Image



Ensuite



With an obscure glazed window to the front aspect, fitted with a low level w/c, sink in a vanity unit and shower cubicle.

Bedroom Four



With a window to the rear aspect, radiator.

Bedroom Two



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

Outside



The front of the property is laid mainly to lawn, with a double driveway, leading to the garage at the side.

To the rear is an enclosed tiered garden, mainly laid to lawn with a patio area which leads round the side and mature shrubs at the back.

Bedroom Three



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

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.

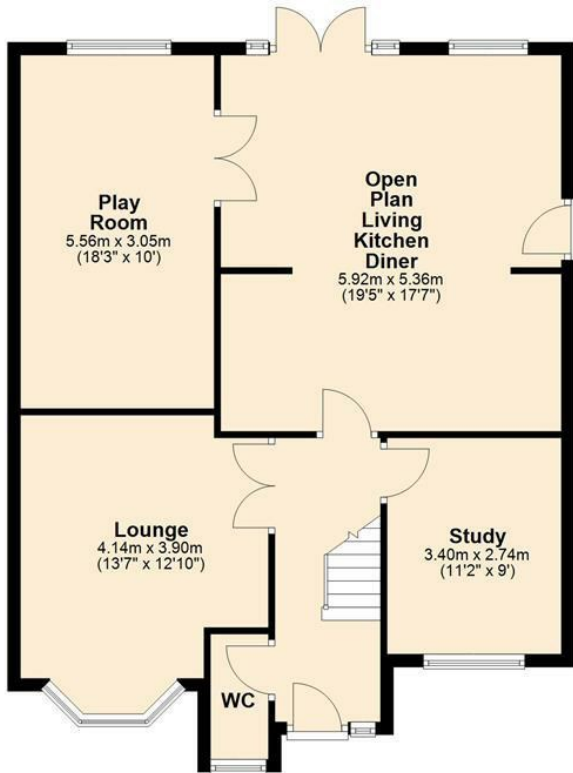
Opening Hours

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



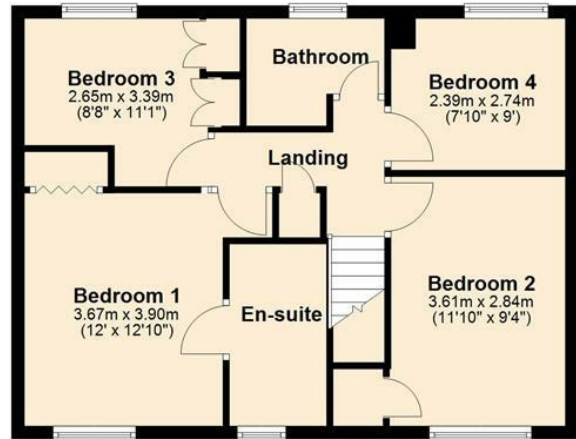
Ground Floor

Approx. 84.9 sq. metres (914.2 sq. feet)



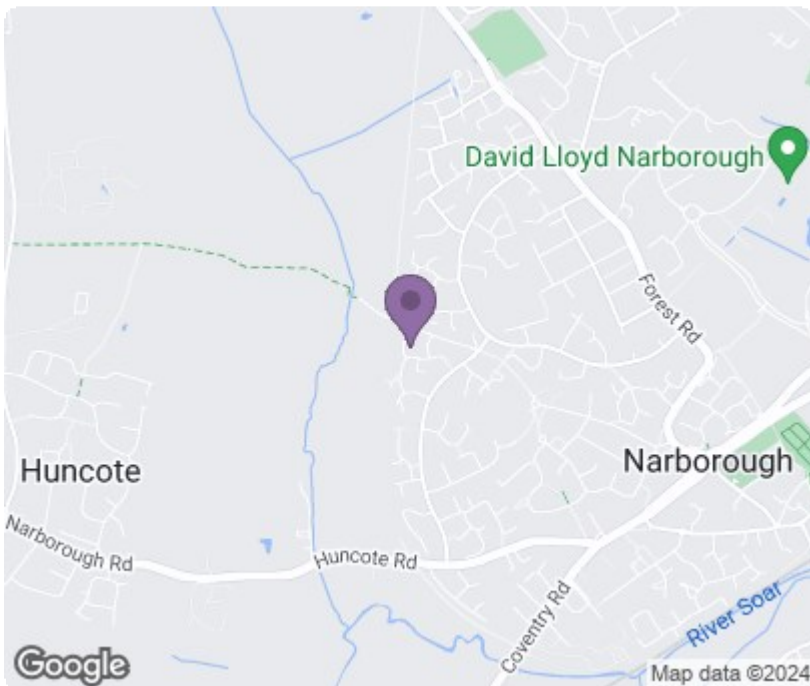
First Floor

Approx. 54.3 sq. metres (585.0 sq. feet)



Total area: approx. 139.3 sq. metres (1499.2 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Vary 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	
		75	85

Environmental Impact (CO ₂) Rating		Current	Potential
Vary 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	