



2 Foxhunter Gardens, , LE19 2DZ

£319,950

A DETACHED FAMILY HOME WITH FOUR BEDROOMS, TWO BATHROOMS, A CARPORT AND A GARAGE! Situated in a small development of just three other properties, the well appointed accommodation comprises: Entrance hallway, Breakfast kitchen, Dining lounge, Cloaks / w.c. First Floor: Three bedrooms and a bathroom. Second Floor: Master bedroom with En-suite. Outside: Garden to rear, car port and garage. NO CHAIN!

Entrance Hallway



Via a Upvc and glass panel door, stairs off rising to first floor, doors to all ground floor accommodation, the floor is laid to a laminate finish, window to side aspect, radiator.

Breakfast Kitchen

9'7" x 9'6" (2.92 x 2.90)



The kitchen is fitted with a range of eye level and base level units, rolled edge work surfaces and splash backs. A fitted oven with electric hob and extractor over, stainless steel sink and drink unit, fridge and freezer, under cupboard courtesy lighting, inset down lights. Window to the front aspect. Radiator.

Additional Image



Additional Image



Living / Dining Room

14'5" x 10'11" (4.39 x 3.33)



To the rear aspect are double opening French doors giving outside access, the floor is laid to a laminate finish, radiator.

Ground Floor W.c



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

First Floor Landing



Doors to all first floor accommodation, stairs off rising to second floor.

Bedroom

20'10" x 8'7" (6.35 x 2.62)



With windows to both the front and rear aspects, radiator.

Bedroom

14'5" x 9'8" (4.39 x 2.95)



With a window to the front aspect, radiator.

Bedroom

10'3" x 7'10" (3.12 x 2.39)



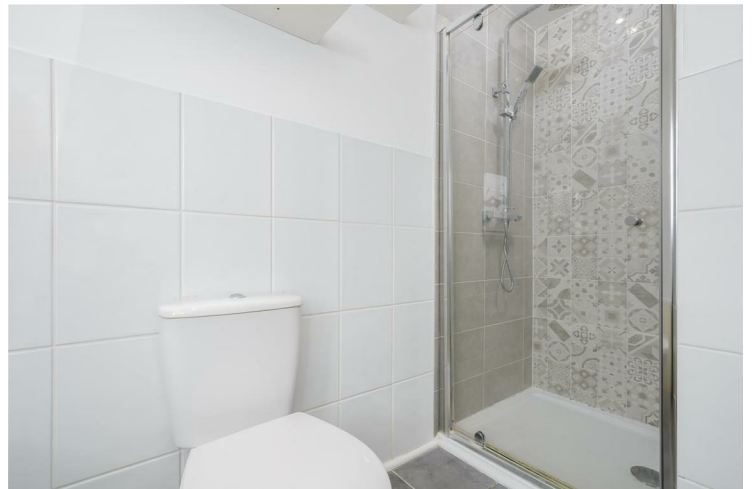
With a window to the rear aspect, radiator.

Bathroom



The bathroom is fitted with a three piece suite comprising of a low level w/c, hand wash basin, panelled bath and separate shower cubicle. Tiling to water sensitive areas, inset down lighting, heated towel rail / radiator.

Additional Image



Second Floor Landing

Doors off to all second floor accommodation.

Bedroom

14'5" x 12'9" (4.39 x 3.89)



With a window to the front aspect, door to en-suite, radiator.

Bathroom



Fitted with a suite comprising of a low level w/c, hand wash basin and a shower cubicle, tiling to water sensitive areas, heated towel rail / radiator.

Additional Image



Outside

To the front is a block paved private drive way to the property, Carport and a garage. To the rear is a lawned garden with fenced boundary, with access to the garage from the rear.

Additional Image



Additional Image



Additional Image



General Information - Enderby

The sought-after village of Enderby is located to the south-west of the City of Leicester and is well known for its popularity in terms of convenience for ease of access to the afore-mentioned centre of employment and all the excellent amenities therein, as well as the market towns of Lutterworth, Hinckley and Market Bosworth, the Birmingham and Nottingham East Midlands International Airports, and Junction 21 of the M1/M69 motorway network for travel north, south and west, and the adjoining Fosse and Meridian Retail, Leisure and Business Parks. Enderby also offers a fine range of local

amenities including shopping for day-to-day needs, schooling, recreational amenities and regular bus services to the Leicester City centre.

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.

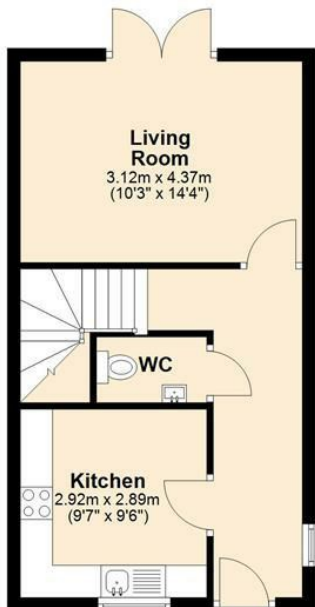
Opening Hours

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



Ground Floor

Approx. 21.1 sq. metres (227.1 sq. feet)



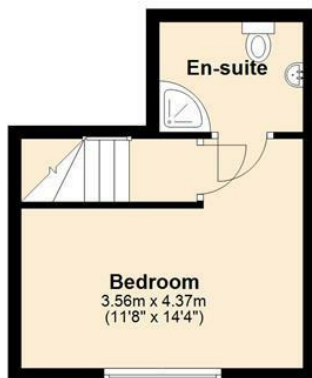
First Floor

Approx. 53.6 sq. metres (576.8 sq. feet)



Second Floor

Approx. 19.6 sq. metres (210.9 sq. feet)



Total area: approx. 94.3 sq. metres (1014.8 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 | | 88 |
| (81-91) B | | 78 |
| (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 | |

| 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 | |