



**37 Moat Close, Leicester, LE9 7TN**

**£449,950**

**THIS PROPERTY IS OUTSTANDING!** Having been meticulously updated and extended by the current vendors to create a fabulous family home with **ENVIABLE COUNTRYSIDE VIEWS!** The flexible and well appointed accommodation briefly comprises: Entrance hallway, Large open plan living / dining / kitchen, Two ground floor bedrooms, and a Ground floor bathroom. First Floor: Two further bedrooms, one with an En suite. Outside: Enclosed garden, Generous driveway and a Garage. **MUST BE SEEN!**

**Additional Image**



**Additional Image**



**Side Elevation**



**Open Plan Living / Dining / Kitchen**



**Entrance Hallway**



With doors off to the living room, bathroom and storage cupboard, radiator.

This large open space has an array of windows and doors to the rear and side aspects which frame the enviable field views, and let in an abundance of natural light. There is ample room for family sized living and dining furniture, stairs off rising to the first floor, and doors giving access to the two ground floor bedrooms. The kitchen area is fitted with a range of modern eye level and base level storage units with worksurfaces over and matching upstands. There is space for a Range style cooker with an extractor hood over and a range of integral kitchen appliances.

**Additional Image**



Additional Image



Additional Image



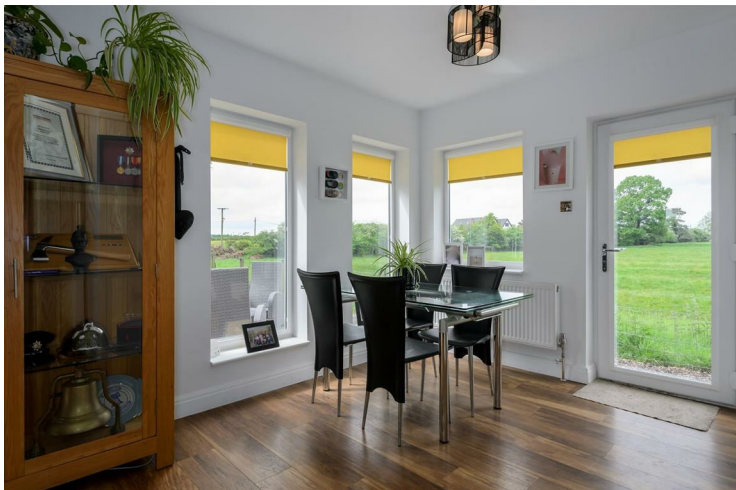
Additional Image



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**Bedroom**



With a window to the rear aspect, radiator.

**Bedroom**



With a window to the front aspect, radiator.

**Bathroom**



With a window to the side aspect, fitted with a low level w/c, wash basin and a bath with shower over and a glass screen. Heated towel rail / radiator.

**First Floor Landing / Study Area**



With a window to the front aspect, the generous landing area, which in our view would make an excellent 'work from home environment', has doors off to both bedrooms.

**Bedroom**



This room is a particular feature of this property. With a large picture frame style glazed gable window overlooking open countryside, and a further window to the front aspect. Radiator.

**Additional Image**



## Dressing Room / Bedroom Four



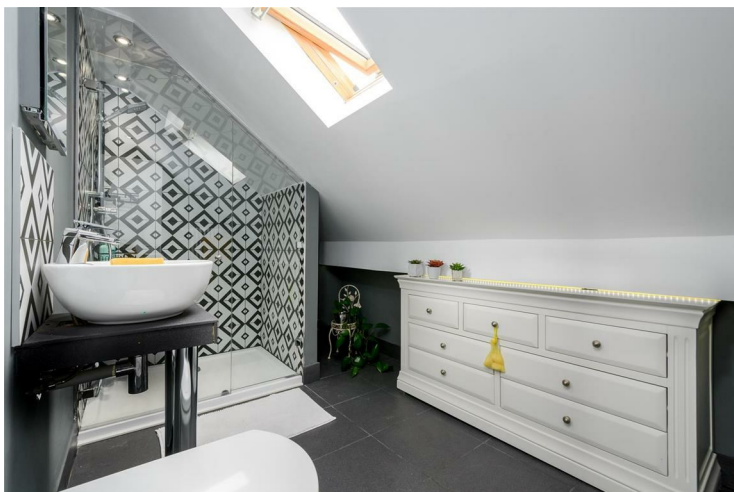
Currently used as a dressing room, however could also be a fourth bedroom.  
With a window to the front aspect, door to the ensuite, radiator.

## En Suite



With a Velux window to the rear, fitted with a low level w/c, countertop mounted sink and walk-in shower cubicle. Heated towel rail / radiator.

## Additional Image



## Outside



The enclosed and private rear garden is laid largely to lawn with surrounding borders and a generous patio area.  
To the front of the property is a generous driveway and access to the garage.

## 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](http://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.

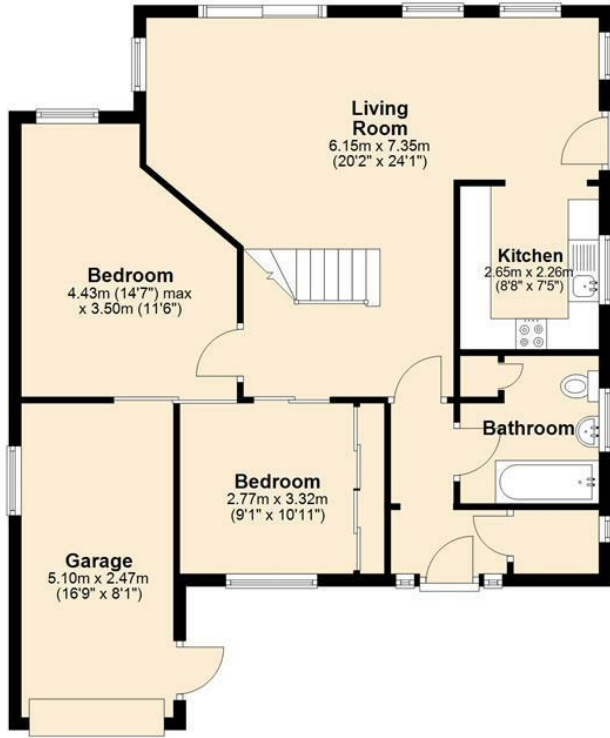
## Opening Hours

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



### Ground Floor

Approx. 87.3 sq. metres (939.5 sq. feet)



### First Floor

Approx. 38.9 sq. metres (419.1 sq. feet)



Total area: approx. 126.2 sq. metres (1358.6 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	
		72	83

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>			
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