



10 Hall Farm Crescent, Leicester, LE9 6UF

Offers In Excess Of £575,000

THIS PROPERTY IS OUTSTANDING - Having been significantly EXTENDED and meticulously updated by the current vendors, this EXECUTIVE detached family home, which sits in a quiet CUL DE SAC, has **MASSES OF SPACE**, briefly comprising: Entrance hallway, Living room, Dining kitchen, Utility, **ADDITIONAL** sitting room, W/c. First Floor: **FIVE DOUBLE** bedrooms, En suite and a Bathroom. Outside: Envious rear garden, Driveway parking and a Garage. **MUST BE SEEN!**

Additional Image



Additional Image



Entrance Hallway



Dining Kitchen



Living Room



With large double opening French doors to outside, a feature log burning stove and internal bi-folding doors to the dining kitchen.

With windows to the front & side aspects and double French doors opening onto the patio.

This large room has ample space for a family sized dining table, with a quality fitted kitchen and a range of eye level and base level storage units with Granite worksurfaces and matching upstands. There is a fitted induction hob with extractor hood over, a fitted electric oven and microwave, and a built-in wine fridge, together with space/plumbing for an American style fridge/freezer.

Additional Image



Additional Image



Utility



Snug / Sitting Room



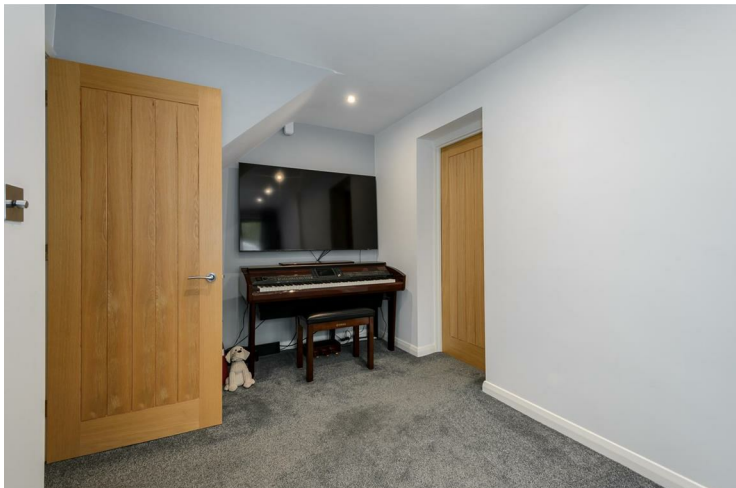
Fitted with a further range of eye level and base level storage units. Built in dishwasher and space for a washing machine and tumble dryer. There is a door which leads to the garage and a back door leading to the rear of the property.

Additional Image



Formerly one of the garages, this room is now flexible in its use with a window to the front aspect.

Additional Image



Ground Floor Wc



With a window to the front aspect, fitted with a low level w/c and wash basin.

First Floor Landing



With doors off to all first floor accommodation.

Bedroom



Fitted with a comprehensive range of wardrobes and storage units and a door to the ensuite. This bedroom overlooks the beautiful rear garden.

Additional Image



En Suite



With a window to the side aspect, fitted with a low level w/c, inset wash basin with storage under and a separate walk in shower cubicle. Heated towel rail / radiator.

Additional Image



Bedroom



With window to the rear aspect.

Bedroom



With window to the front aspect.

Bedroom



With window to the front aspect.

Bedroom



With window to the front aspect.

Family Bathroom



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

Outside



A particular feature of this property is the plot on which it sits. The enclosed and private rear garden has been beautifully maintained, being laid largely to lawn with mature borders containing a mixture of flowers, plants and shrubbery, and a substantial raised patio area. To the front of the property is a further area of lawn and a block paved driveway.

Additional Image



Additional Image



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.

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IF YOU ARE THINKING OF SELLING YOUR PROPERTY LET OUR LOCAL KNOWLEDGE AND EXPERIENCE WORK FOR YOU!

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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.

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 - * FREE market appraisal
 - * REALISTIC valuations based on local market knowledge
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 - * 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
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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.

Opening Hours

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





Total area: approx. 142.9 sq. metres (1538.1 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			
(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		

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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		