



2 Camellia Close, Leicester, LE19 3WL

£350,000

Situated within a quiet cul de sac on the ever popular PASTURES development in Narborough, this BEAUTIFULLY PRESENTED detached family home had spacious and well appointed accommodation briefly comprising: Entrance hallway, Living room, MODERN dining kitchen, UTILITY, Ground floor w/c. First Floor: Four bedrooms and a Bathroom. Outside: Enclosed rear garden, Driveway parking and a Garage. MUST BE SEEN!

Entrance Hallway



With a window to the side aspect, stairs off rising to the first floor, door to the living room, radiator.

Additional Image

Living Room



With a window to the front aspect, feature cobble burning effect electric fire, opening to the dining room, radiator.

Additional Image



Open Plan Living / Dining



The kitchen area has a window to the rear aspect, the modern kitchen is fitted with a range of eye level and base level units with rolled edge worksurfaces over and complimentary tiled splashbacks. There is a fitted electric oven, induction hob with extractor hood over, together with an integrated dishwasher and space for a fridge/freezer. Heated towel rail/radiator.

Whilst the dining area has double opening French doors to outside and ample room for a family sized dining table.

Additional Image



With a window to the rear aspect, the modern kitchen is fitted with a range of eye level and base level units with rolled edge worksurfaces over and complimentary tiled splashbacks. There is a fitted electric oven, induction hob with extractor hood over, together with an integrated dishwasher and space for a fridge/freezer. Heated towel rail/radiator.

Additional Image



Master Bedroom



With a window to the front aspect, inset downlighting, radiator.

Utility



With a window to the side aspect and a door giving outside access, the utility has a matching range of storage units with an integrated washer / dryer, door to the w/c.

Bedroom Two



With a window to the front aspect, radiator.

Ground Floor W/C



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

Bedroom Three



With a window to the rear aspect, radiator.

First Floor Landing

With doors off to all first floor accommodation, inset downlighting and access to the loft space which is boarded and has a pull-down ladder.

Bedroom Four



With a window to the rear aspect, radiator.

Family Bathroom

With a window to the rear aspect, fitted with a low level w/c and an inset sink in vanity unit with fitted storage and a separate walk-in shower enclosure with a rainfall showerhead. Heated towel rail / radiator.

Outside



The enclosed and well maintained rear garden is laid to a combination of lawn, timber decking and paved patio all surrounded by mature borders.

Gated access leads to the front of the property where there is driveway parking 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.

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 - * INTERNET advertising to include, Rightmove, ONTHEMARKET, FindaProperty and our own www.carltonstates.co.uk
- CALL US NOW ON 0116 284 9636

Opening Hours

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



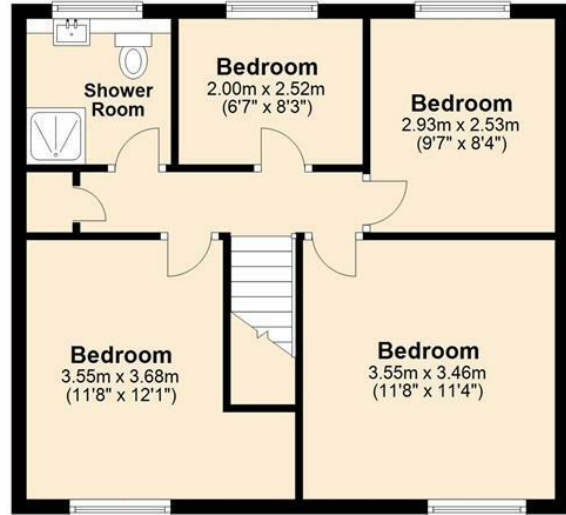
Ground Floor

Approx. 54.2 sq. metres (583.0 sq. feet)



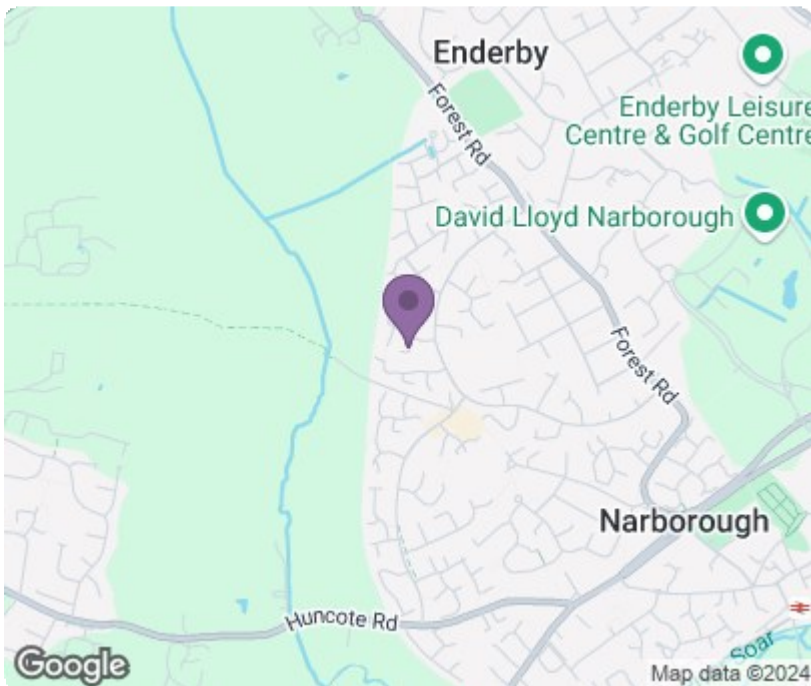
First Floor

Approx. 47.6 sq. metres (512.7 sq. feet)



Total area: approx. 101.8 sq. metres (1095.7 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		79

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		