



10 Buxton Crescent, Leicester, LE9 6TB

£324,950

Situated within the ever popular South Leicestershire Village of Broughton Astley, this modern three bedroom detached family home has BEAUTIFULLY APPOINTED accommodation briefly comprising: Entrance hallway, Living room, Dining kitchen, Ground floor w/c. First Floor: Three DOUBLE bedrooms, (EN SUITE to the master), and a Family bathroom. Outside: PRIVATE rear garden, a DETACHED GARAGE, and Driveway parking.

Additional Image



Dining Kitchen



Entrance Hallway



With windows to the side and rear aspects, and double opening French doors to outside.

The kitchen is fitted with a modern range of eye level and base level storage units with worksurfaces over and matching upstands. There is a fitted gas hob with an extractor hood over, together with an integral dishwasher and space / plumbing for a fridge / freezer and a washing machine. Radiator.

Additional Image



With stairs off rising to the first floor, doors off to all ground floor accommodation, radiator.

Living Room



With a window to the front aspect and a feature bay window to the side, radiator.

Additional Image



Additional Image



Bedroom One



Ground Floor W/c



With windows to the rear and side aspects, door to the en suite, radiator.

En Suite



Fitted with a low level w/c and wash basin. Radiator.

Fitted with a low level w/c, wash basin, and a walk-in shower enclosure. Radiator.

First Floor Landing



Additional Image



With a window to the front aspect, doors off to all first floor accommodation, access to the loft space, radiator.

Bedroom Two



With windows to the front and side aspects, radiator.

Bedroom Three



With a window to the rear aspect, radiator.

Family Bathroom



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

Outside



The enclosed and private rear garden is laid largely to lawn with a paved patio area. Gated access leads to driveway parking and access to the garage.

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.

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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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- * 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.

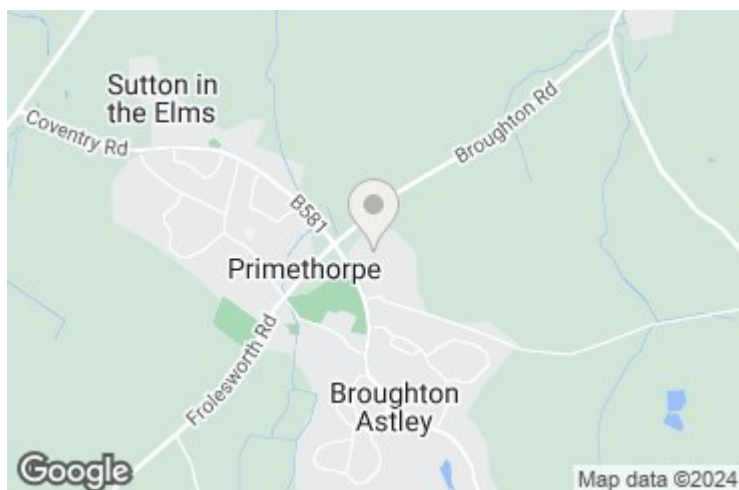
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(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.

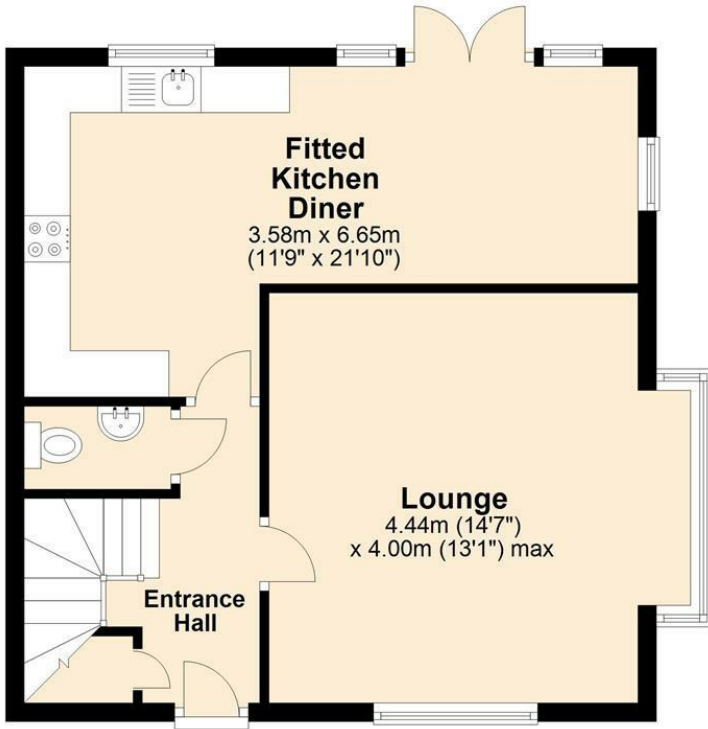
Opening Hours

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



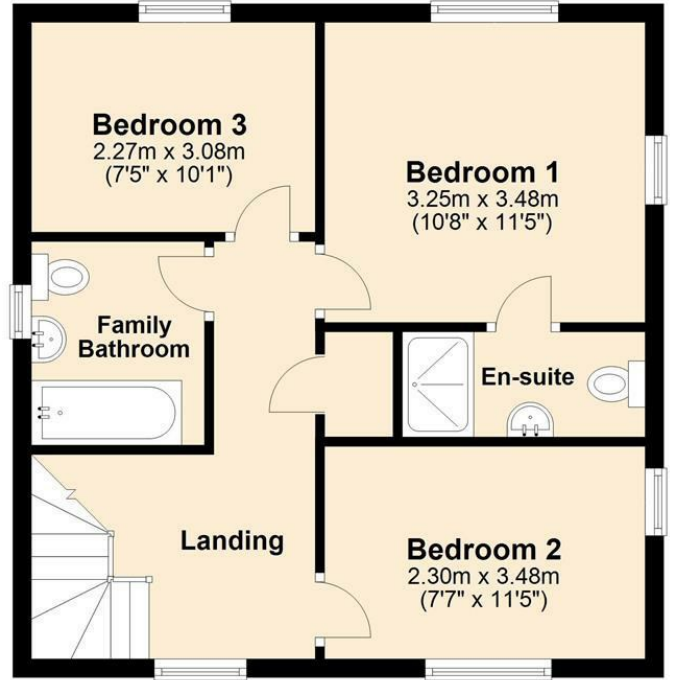
Ground Floor

Approx. 46.5 sq. metres (500.3 sq. feet)



First Floor

Approx. 45.8 sq. metres (493.2 sq. feet)



Total area: approx. 92.3 sq. metres (993.5 sq. feet)

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



Energy Efficiency Rating	
Current	Potential
83	95
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	

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	