



## 5 Cannam Close, Leicester, LE8 6ZP

**£359,950**

A BEAUTIFULLY PRESENTED and significantly EXTENDED detached family home situated in the ever popular South Leicestershire village of Whetstone. The property, which has been maintained to an excellent standard by the current vendors, has accommodation briefly comprising: Entrance hallway, Sitting room, Large DINING kitchen, Utility, CONSERVATORY, Office / Snug, W/c. First Floor: Three good sized bedrooms, En Suite and a Bathroom. Outside: Enclosed rear garden, Driveway parking and a Garage.



**Additional Image**



**Additional Image**



**Entrance Hallway**



With a window to the side aspect, stairs rising to the first floor, storage cupboard, radiator.

**Kitchen Diner**



With two windows to the rear aspect, an opening to the conservatory, doors to the office and outside - this large open space has ample room for a family sized dining table. The kitchen is fitted with a quality and modern range of base and wall units with worksurfaces over, there is a fitted electric hob with cooker hood over and a double electric oven, together with an integral dishwasher and fridge / freezer. Radiator.

**Living Room**



With a window to the front aspect, feature fireplace, radiator.

**Additional Image**





**Additional Image**



**Office**



**Additional Image**



With a window to the front aspect, access to the wc, radiator.

**WC**



**Conservatory**



With a low level wc.

**Utility**

Situated to the rear of the garage, fitted with a range of wall and base units, there is space/plumbing for a washer/dryer and a sink.

**Landing**



This excellent addition to the property provides a further versatile living space, with bifolding doors opening out to the rear garden. Radiator.

With a window to the side aspect, doors leading to all first floor accommodation, loft access and a storage cupboard.



## Bedroom One



A large double bedroom, with windows to the front aspect, an excellent range of built in storage cupboards, and access to the ensuite. Radiator.

### Additional Image



### Additional Image



## Ensuite



With a window to the rear aspect, the ensuite is fitted with a low level wc, hand basin with storage under and a shower cubicle. Heated towel rail/radiator.

### Additional Image



## Bedroom Two



With a window to the rear aspect, radiator.



**Additional Image**



**Additional Image**



**Bedroom Three**



With a window to the front aspect, fitted storage, radiator.

**Outside**



The rear garden is mainly laid to lawn with mature surrounding borders and a patio area,

**Bathroom**



With a window to the rear aspect, the bathroom is fitted with a low level wc, wash basin with storage under and a bath with mixer taps. Radiator.

The front of the property is paved with a gravel driveway for multiple cars, leading 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.

### 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

### 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.

### 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.

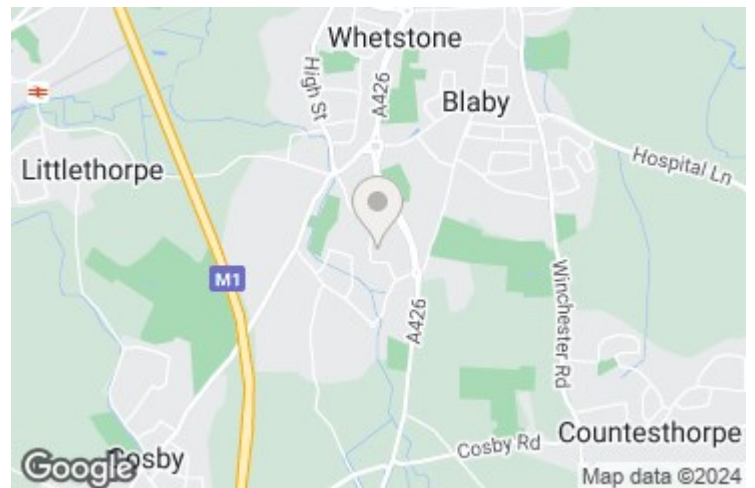
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(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.

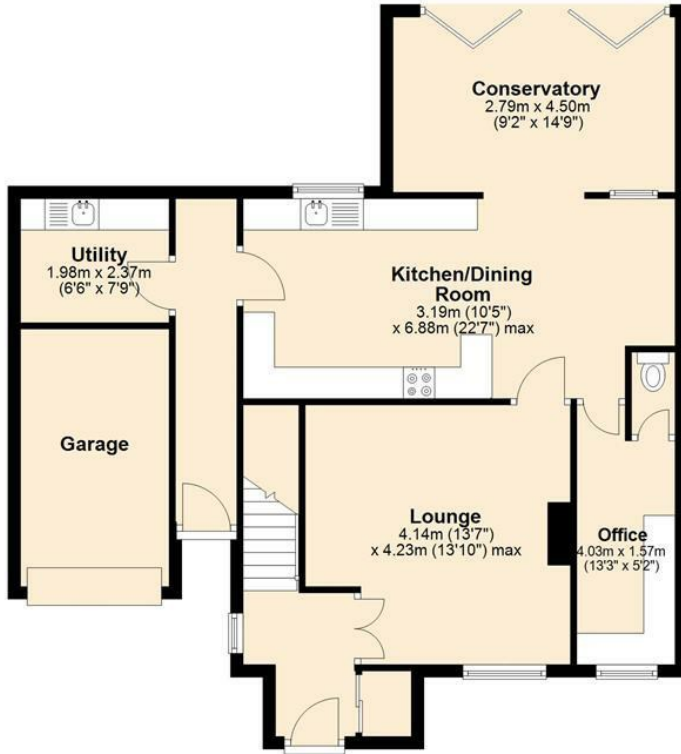
### Opening Hours

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



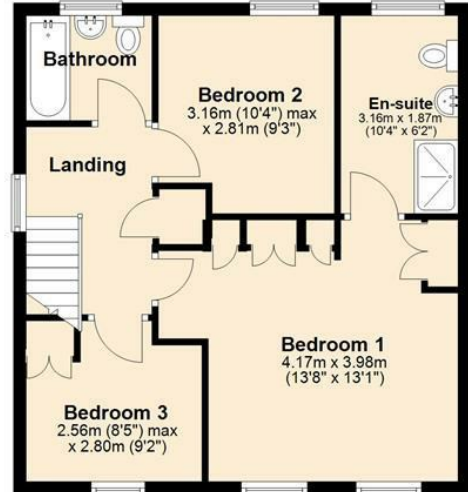
### Ground Floor

Approx. 87.3 sq. metres (940.0 sq. feet)



### First Floor

Approx. 51.1 sq. metres (550.3 sq. feet)



Total area: approx. 138.5 sq. metres (1490.3 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			
		73	86
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	