



10 Riverside Way, Leicester, LE19 2PT

£419,950

Situated in the sought after South Leicestershire village of Littlethorpe, this EXECUTIVE detached family home, which has ENVIABLE COUNTRYSIDE VIEWS, has spacious and WELL MAINTAINED accommodation briefly comprising: Entrance hallway, Large living room, Dining kitchen, Dining room, Wc. First Floor: Four bedrooms, (One with an en suite), and a Bathroom. Outside: BEAUTIFUL rear garden, Substantial GARDEN ROOM, DOUBLE GARAGE and Driveway parking.

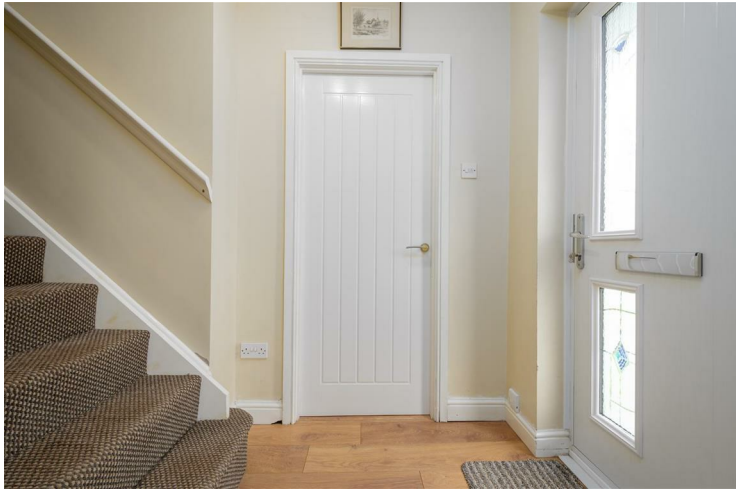
View To Front Aspect



Additional Image



Entrance Hallway



Dining Kitchen



With stairs off rising to the first floor, doors to the living room and dining room.

With a window to the rear aspect, a door gives access to the side and double opening French doors lead to the patio.

Living Room



The kitchen is fitted with a range of eye level and base level storage units with work surfaces over and tiled splashbacks. There is a fitted double electric oven, five ring gas hob with an extractor hood over, space / plumbing for a washing machine and dishwasher, together with an integral fridge and freezer, Doors to the W/c, living room, and dining room. Radiator.

Additional Image



With a window to the front aspect and double opening French doors to the rear, feature gas fireplace, two radiators.

Additional Image



Ground Floor W/c



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

Additional Image



First Floor Landing

With doors off to all first floor accommodation.

Bedroom One



With a window to the front aspect, fitted with a range of wardrobes and storage units, door to the ensuite, radiator.

Dining Room



With a window to the front aspect, radiator.

View From Above



En Suite



Fitted with a walk in shower cubicle and wash basin.

Bedroom Four



With a window to the rear aspect, radiator.

Bedroom Two



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

Family Bathroom



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

Bedroom Three



With a window to the rear aspect, radiator.

Garden Room



This useful addition to the property, which is flexible in its use being fully insulated and has two sets of large sliding patio doors overlooking the rear garden and is ideal for the purposes of relaxation, a home office and / or entertaining.

Additional Image



Additional Image



Additional Image



Additional Image



Outside



Additional Image



The private rear garden is a particular feature of this property, being laid largely to lawn with mature and well tended surrounding borders, a paved patio area and a raised area of timber decking. To the side of the property is gated access which leads to driveway parking and access to the double garage.

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
- 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.

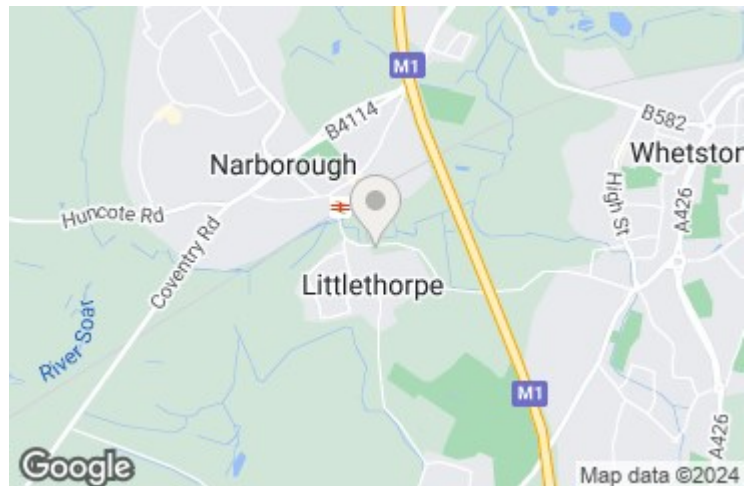
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(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.

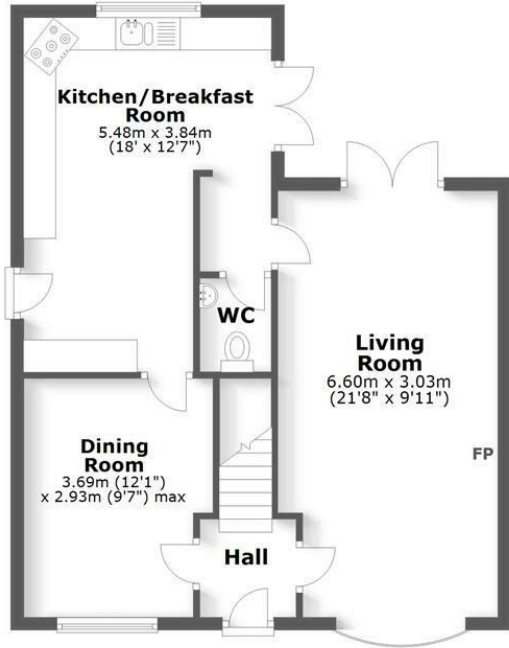
Opening Hours

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



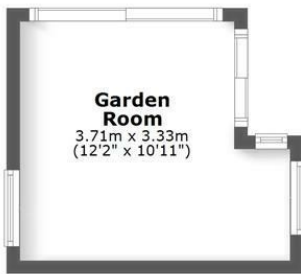
Ground Floor

Approx. 56.5 sq. metres (608.1 sq. feet)



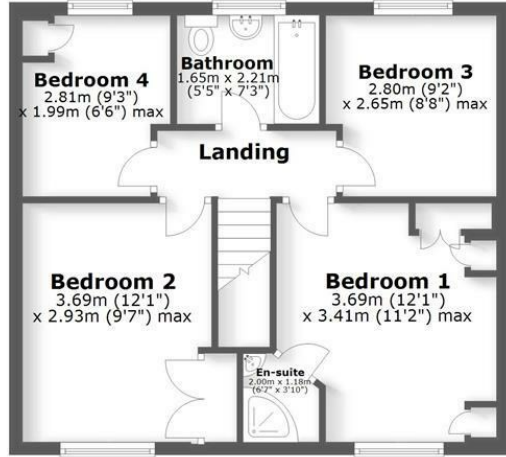
Outbuilding

Approx. 13.9 sq. metres (149.1 sq. feet)



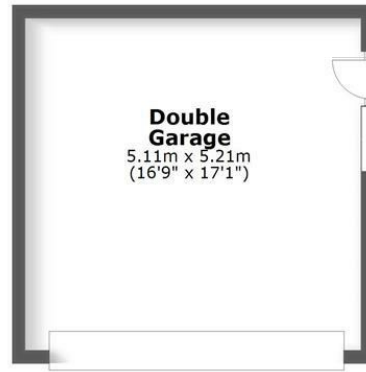
First Floor

Approx. 47.6 sq. metres (512.4 sq. feet)



Outbuilding

Approx. 26.6 sq. metres (286.6 sq. feet)



Total area: approx. 144.6 sq. metres (1556.3 sq. feet)



Energy Efficiency Rating	
Current	Potential
69	82

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 CO₂ 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 CO₂ emissions

England & Wales EU Directive 2002/91/EC