



51 Sutton Lane, Leicester, LE9 6QF

£524,950

Situated within the highly regarded and quiet hamlet of Sutton In The Elms, this deceptively spacious home sits on a commanding plot and has spacious accommodation briefly comprising: Entrance porch, Hallway, Living room, Breakfast kitchen, Utility, Ground floor w/c, Dining room. First Floor: Three double bedrooms (with en suite to master), a further Single bedroom / office and a Family bathroom. Outside: Enclosed established and beautifully maintained rear garden, Ample driveway parking, Double garage and a Workshop.

Porch

Via a Upvc and glass panel sliding door, built-in storage cupboards, further door to the hallway.

Hallway

With stairs off rising to the first floor (with storage cupboard under), doors to the living room and kitchen, radiator.

Living Room



With double opening French doors to the rear garden and a window to the front aspect, feature fireplace with a timber surround housing a solid fuel burning fire, radiator.

Additional Image



Breakfast Kitchen



With a window overlooking the rear garden, the kitchen has been refitted with a quality range of eye level and base level units with courtesy and display lighting, rolled edge work surfaces and tiled splash backs. There are twin electric ovens with a matching six ring gas hob with extractor hood over, an integrated dishwasher, under surface freezer, larder fridge, door to the utility, cupboard housing the combination boiler, inset downlighting and ceiling speakers.

Additional Image



Additional Image



Utility

With an obscured window to the side aspect, fitted with a further range of eye level and base level units with rolled edge work surfaces and space / plumbing for a washing machine and tumble dryer. There is a door to outside and to the ground floor w/c.

Ground Floor W/C

With an obscured window to the side aspect, fitted with a low level wc and inset wash basin with storage under, heated towel rail / radiator.

Dining Room



With a window to the front aspect and an obscured window to the side aspect, radiator.

First Floor Landing

The landing has doors off to all first floor accommodation and access to the loft space which has been partially boarded.

Bedroom One



With double opening doors to the rear aspect onto a Juliet balcony and a further window to the side aspect, fitted with a range of wardrobes and storage units, door to en suite, radiator.

Additional Image



Additional Image



En Suite



With a window to the front aspect, fitted with a low level w/c, an inset wash basin with storage under, a bath and a separate shower cubicle. Heted towel rail / radiator.

Bedroom Four / Office



With a window to the front aspect, radiator.

Bedroom Two



With a window to the front aspect, radiator.

Family Bathroom



With an obscured window to the rear aspect, fitted with a low level w/c, inset wash basin with storage under, bath with shower attachment and a separate walk in shower cubicle. Inset down lighting, heated towel rail / radiator.

Bedroom Three



With a window to the rear aspect, radiator.

Additional Image



Outside



The established rear garden is very well maintained with a banked landscaped area with walkways and well stocked borders containing a mixture of flowers, plants and shrubbery. There is a substantial area of lawn and a large vegetable plot at the far end of the garden. There is a paved patio area and gated side access.

To the front of the property is a generous driveway and access to both the double garage and workshop.

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.

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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.

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