



12 Hardwicke Road, Leicester, LE19 3LW

£495,000

A substantial and SIGNIFICANTLY EXTENDED detached family home situated on the highly regarded PASTURES development in Narborough. The property, which has been very well maintained by the current vendors, has spacious accommodation briefly comprising: Entrance hallway, Living room, Dining room, Breakfast kitchen, Utility, Study, W/c., First Floor: Four GOOD SIZED bedrooms with a dressing area and en suite to bedroom one, and a Family bathroom. Outside: Enclosed rear garden, Driveway parking and a DOUBLE garage.

Entrance Hallway



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

Dining Room



With sliding patio doors to the outside, radiator.

Living Room



With a window to the front aspect, double opening doors to the dining room, feature electric fireplace, radiator.

Breakfast Kitchen



With a window overlooking the rear garden and a door to the utility. The kitchen is fitted with a good range of eye level and base level storage units with worksurfaces over and tiled splashbacks. There is a fitted double electric oven and a gas hob with an extractor hood over, together with an integral dishwasher, tumble dryer and fridge. Radiator.

Additional Image



Additional Image



Utility



With a door to outside and a window to the side aspect, fitted with a further range of storage units and space / plumbing for a washing machine and fridge / freezer. Radiator.

First Floor Landing



With doors off to all first floor accommodation.

Study



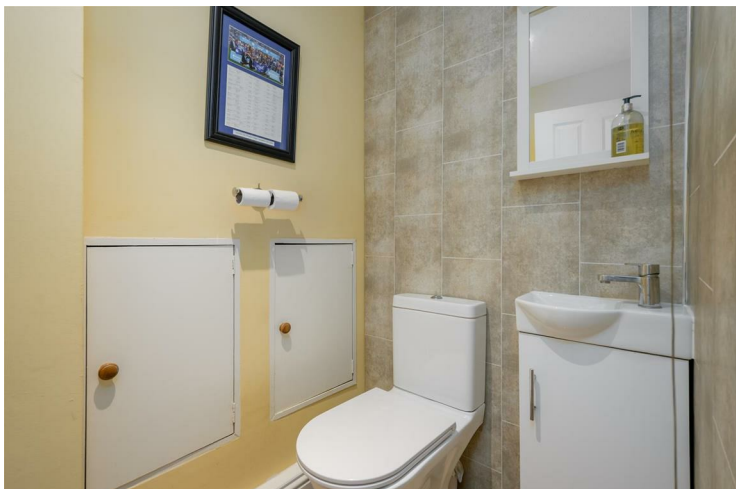
With a window to the rear aspect and a door to the garage., wall mounted heater.

Bedroom One



With a window to the front aspect and a comprehensive range of fitted wardrobes which continue into the dressing area, door to the en suite, two radiators.

Ground Floor W/c



Fitted with a low level w/c and an inset wash basin with storage under. Radiator.

Additional Image



En Suite



With a window to the front aspect, fitted with a low level w/c, inset wash basin with storage under and walk in shower enclosure. Heated towel rail / radiator.

Additional Image



Bedroom Three



With a window to the rear aspect, range of fitted wardrobes and storage units, radiator.

Bedroom Four



With a window to the rear aspect, radiator.

Bedroom Two



With a window to the rear aspect, range of fitted wardrobes and storage units, radiator.

Family Bathroom



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

Outside



The enclosed and well maintained rear garden is laid largely to lawn with surrounding borders and a paved patio area. To the front of the property is 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

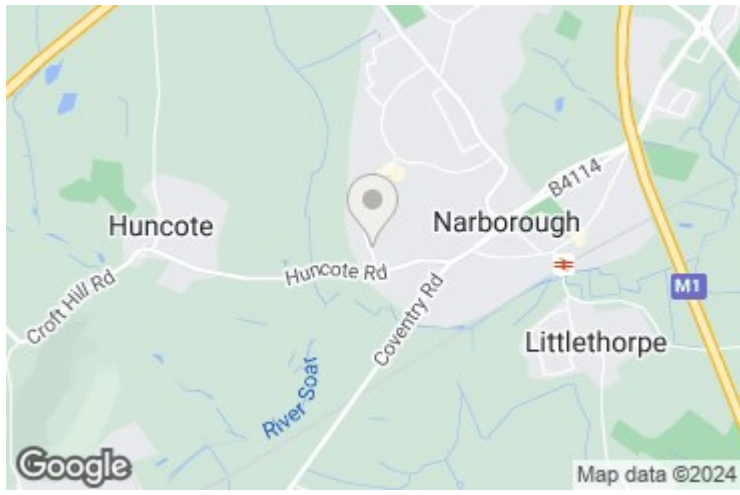
Notes For Purchasers

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.

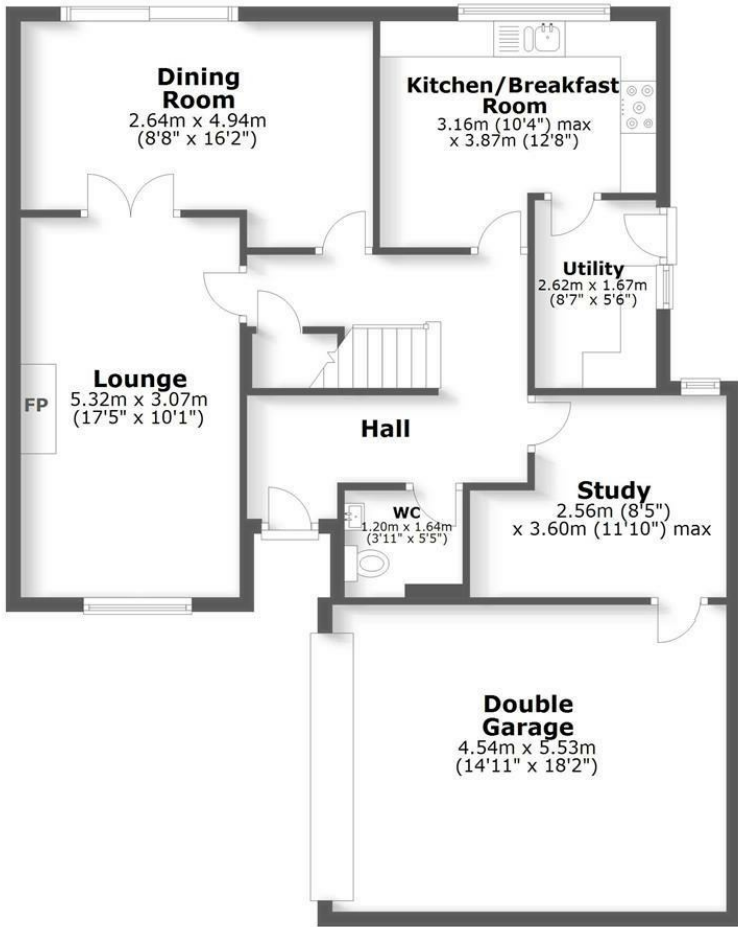
Opening Hours

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



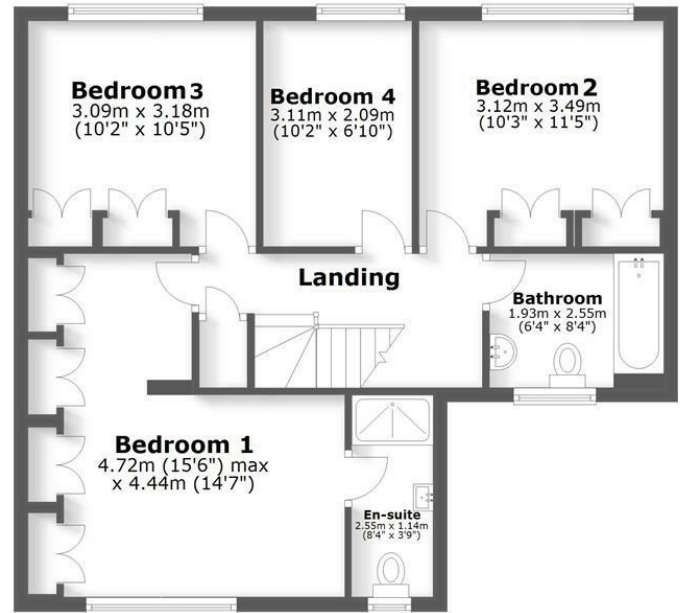
Ground Floor

Approx. 97.1 sq. metres (1045.0 sq. feet)



First Floor

Approx. 62.1 sq. metres (668.6 sq. feet)



Total area: approx. 159.2 sq. metres (1713.6 sq. feet)

