



**61 Broughton Road, Leicester, LE9 3EB**

**£390,000**

A substantially EXTENDED and deceptively spacious FOUR bedroomed DETACHED family home situated in the highly popular South Leicestershire village of CROFT. The accommodation has been maintained to an EXCELLENT standard and briefly comprises: Entrance hallway, FABULOUS LIVING KITCHEN, Sitting room, Four GOOD SIZED bedrooms, a Shower room and a Separate w/c. Outside: Enclosed rear garden, GARAGE and a GENEROUS driveway. NO CHAIN!

### Entrance Hallway



With stairs off rising to the first floor, doors to the kitchen and the living room., Amtico flooring which extends throughout the ground floor Radiator.

### Open Plan Living / Dining / Kitchen



This room is a particular feature of this property, having been refitted with a comprehensive and quality range of eye level and base level storage units with worksurfaces over and tiled splashbacks. There is a fitted double electric oven, gas hob with extractor hood over, together with an integral washing machine and dishwasher. Additionally there is large island which provides additional storage and seating.

Within the seating area, there are double opening French doors to outside, and ample room for family sized living furniture.

### Additional Image



### Additional Image



### Additional Image



**Additional Image**



**First Floor Landing**



With a window to the side aspect and doors off to all first floor accommodation.

**Additional Image**



**Bedroom One**



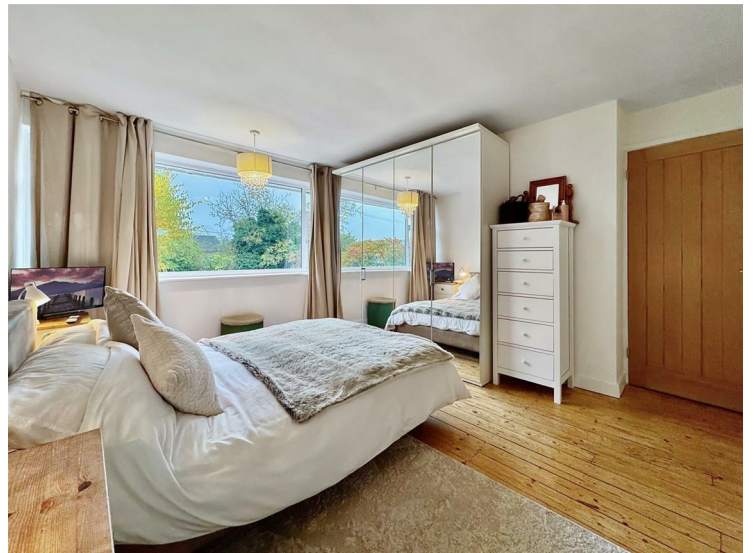
With a window to the front aspect, radiator.

**Living Room**



With a window to the front aspect, feature real flame coal burning effect gas fire. Radiator.

**Additional Image**



### Bedroom Two



With a window to the rear aspect, radiator.

### Bedroom Three



With a window to the front aspect, radiator.

### Bedroom Four



With a window to the rear aspect, radiator.

### Shower Room



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

### Additional Image



### Seperate Wc



With a window to the rear aspect, w/c, radiator.

## Outside



The enclosed and low maintenance rear garden is laid to a combination of artificial turf and timber decking with a mature and well stocked border.

To the front of the property is a generous driveway which in turn gives access to the detached 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](http://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.

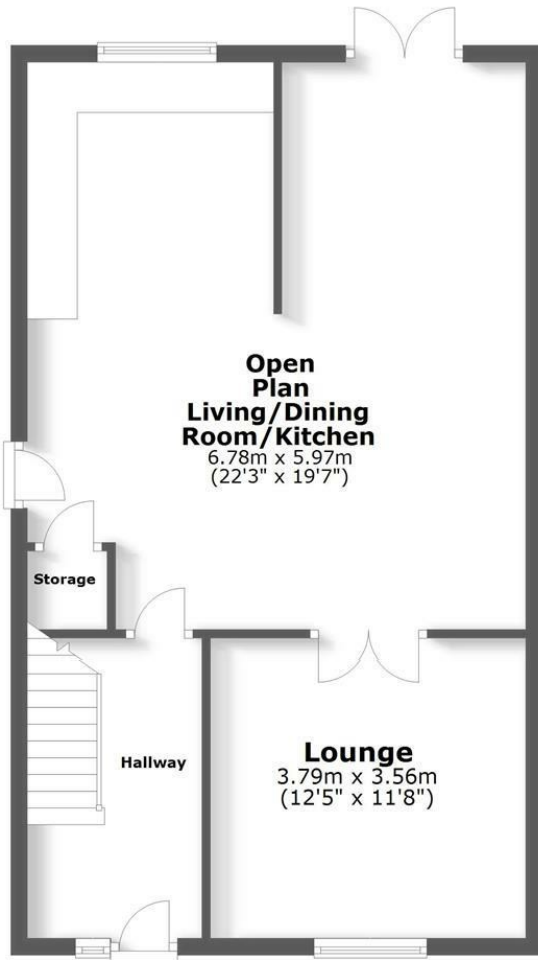
## Opening Hours

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



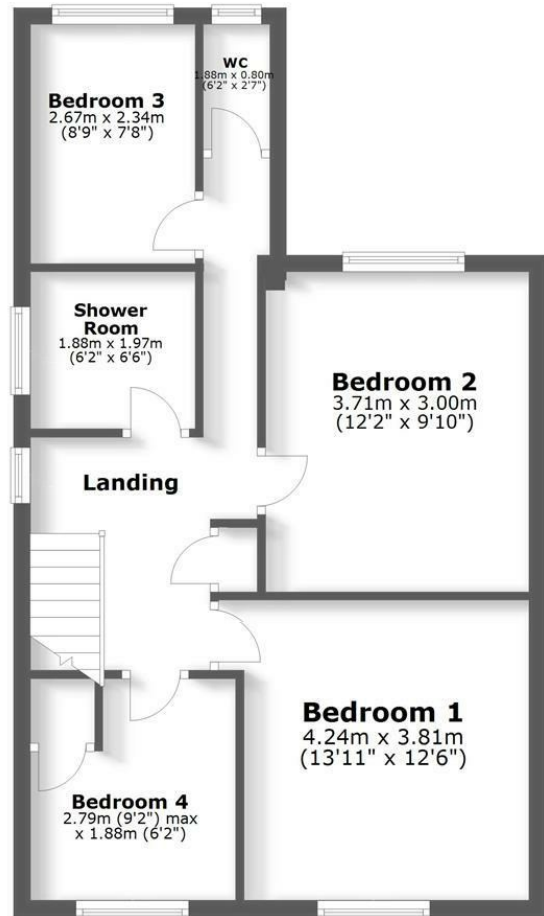
## Ground Floor

Approx. 61.7 sq. metres (664.6 sq. feet)



## First Floor

Approx. 51.9 sq. metres (558.3 sq. feet)



Total area: approx. 113.6 sq. metres (1222.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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