



6 Briers Close, Leicester, LE19 2RB

£519,950

THIS PROPERTY IS OUTSTANDING! Having been meticulously updated by the current vendors, this executive family home has beautifully appointed and spacious accommodation briefly comprising: Entrance hallway, Living room, Playroom / dining room, Study, REFITTED dining kitchen, Wc. First Floor: Four DOUBLE bedrooms, En suite and a Family bathroom. Outside: Enclosed rear garden, Driveway parking and a DOUBLE garage. **MUST BE SEEN!**

Entrance Hallway



With doors off to all ground floor accommodation, solid wood flooring which extends into the living room, stairs off rising to the first floor and a wall mounted Nest thermostat. Radiator.

Additional Image



Living Room



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

Additional Image



Dining / Play Room



With a window to the rear aspect, quality fitted storage and display unit, radiator.

Study

With a window to the rear aspect, radiator.

Refitted Dining Kitchen



Additional Image



This room is a particular feature of this property, with a window to the side aspect and large bi-folding doors leading to the rear garden. The kitchen has been fitted with a quality and comprehensive range of eye level and base level storage units (with plinth lighting), with stone worksurfaces over and matching upstands with an inset sink and boiling water tap. There is a fitted double electric oven, gas hob and extractor hood over, together with an integral dishwasher and fridge freezer. Large storage cupboard and a radiator.

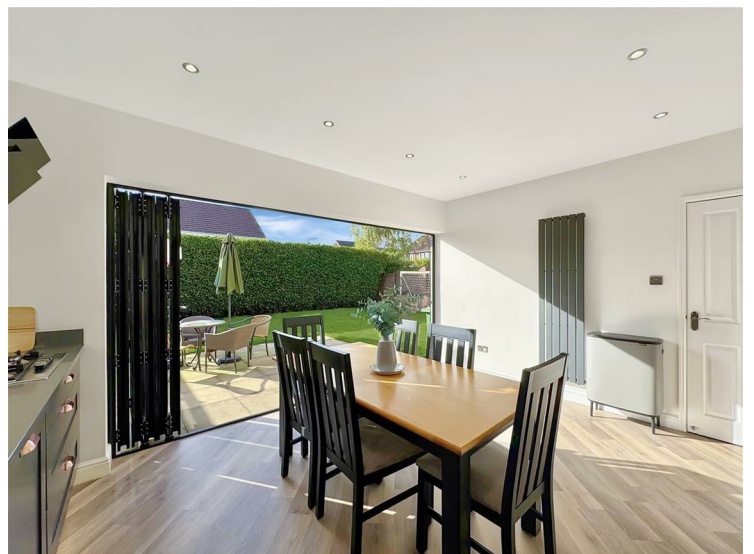
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Additional Image



Ground Floor W/c



With a window to the rear aspect, fitted with a low level w/c and an inset wash basin with storage under. Radiator.

Bedroom One



This large bedroom has a window to the front aspect, a good range of quality fitted wardrobes, door to the en suite and a radiator.

First Floor Landing



With a window to the front aspect, doors off to all first floor accommodation and access to the loft space and a storage cupboard which houses a heat pump and water tank. Radiator.

Additional Image



Additional Image



En Suite



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

Additional Image



Bedroom Two



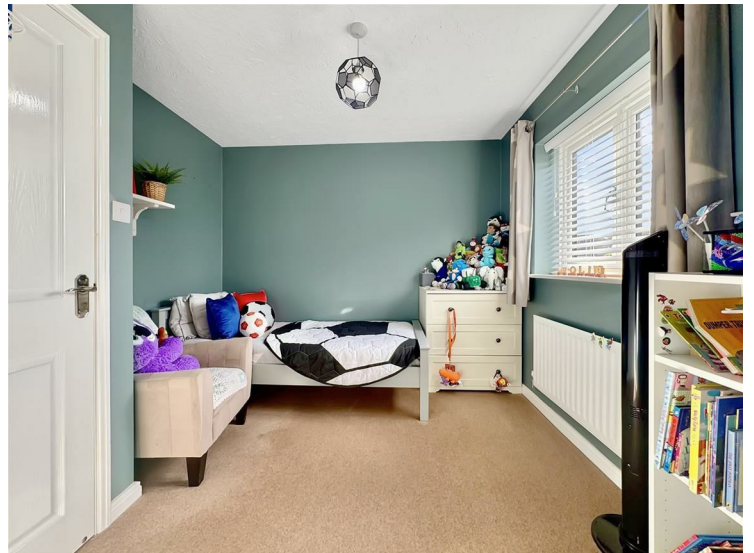
With a window to the rear aspect, radiator.

Bedroom Three



With a window to the rear aspect, an interlinking door to bedroom four, radiator.

Bedroom Four



With a window to the rear aspect, radiator.

Family Bathroom



With a window to the front aspect, fitted with a low level w/c, inset wash basin with storage under and a 'P' shaped panelled bath with a shower over and glass screen. Heated towel rail / radiator.

Additional Image



Outside



The enclosed and private rear garden is laid largely to lawn with surrounding borders and a paved patio area. To one side of the property is a large timber store and the other side provides gated access.

To the front of the property is driveway parking and access to the double garage.

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.

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- 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.

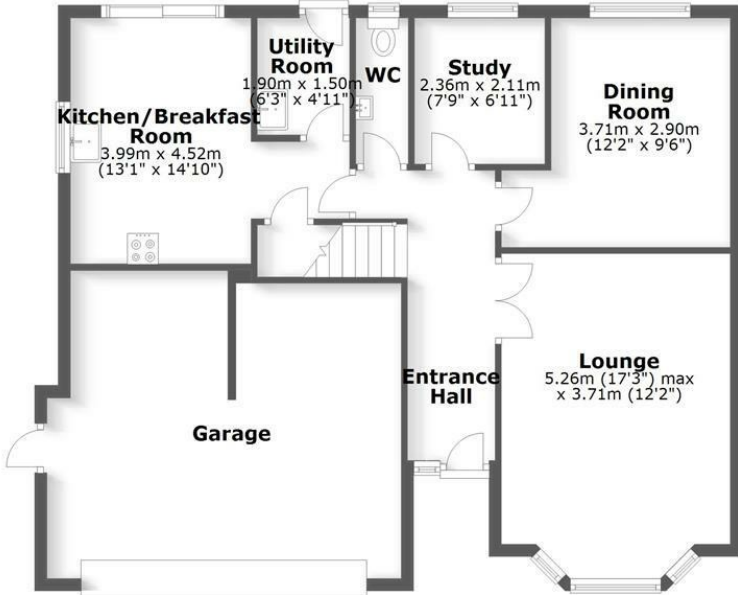
Opening Hours

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



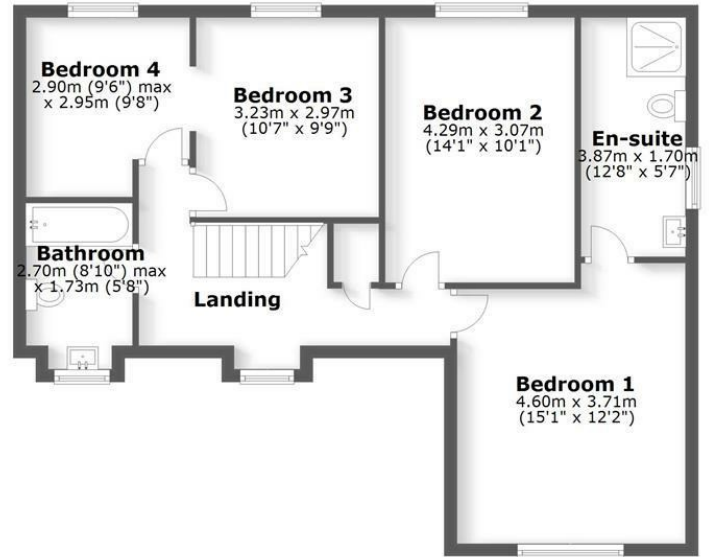
Ground Floor

Approx. 94.1 sq. metres (1013.1 sq. feet)



First Floor

Approx. 69.5 sq. metres (747.7 sq. feet)



Total area: approx. 163.6 sq. metres (1760.8 sq. feet)



Energy Efficiency Rating		Current	Potential
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	77

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	