



15 Southfield Close, Leicester, LE8 5UZ

£334,950

Situated in a highly population on a modern development, this extremely well presented detached family home has spacious accommodation briefly comprising: Entrance hallway, Living room, Modern dining kitchen, Ground floor w/c. First Floor: Three good sized bedrooms, one with an ensuite, and a Family bathroom. Outside: Enclosed and generous rear garden, Driveway parking and a Detached garage. **MUST BE SEEN!**

Entrance Hallway



With stairs off to all ground floor accommodation, stairs off rising to the first floor with storage under, radiator.

Living Room



With a window to the front aspect, radiator.

Dining Kitchen



With double opening French doors to outside and a window overlooking the rear garden, the kitchen is fitted with a modern range

of eye level and base level storage units with worksurfaces over and matching upstands, there is a fitted oven with a gas hob and extractor hood over, together with space / plumbing for a washing machine, dishwasher and fridge / freezer. Radiator.

Additional Image



Additional Image



Additional Image



Ground Floor Wc

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

First Floor Landing



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

Bedroom One



With a window to the rear aspect, door to the en suite, radiator.

En Suite

Fitted with a low level w/c, wash basin and a walk-in shower cubicle. Heated towel rail / radiator.

Bedroom Two



With a window to the front aspect, radiator.

Bedroom Three



With a window to the rear aspect, 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. Heated towel rail / radiator.

Outside



The enclosed and well maintained rear garden is laid largely to lawn with a paved patio and various planted areas. Gated side access leads to the the generous driveway and detached 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.

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.



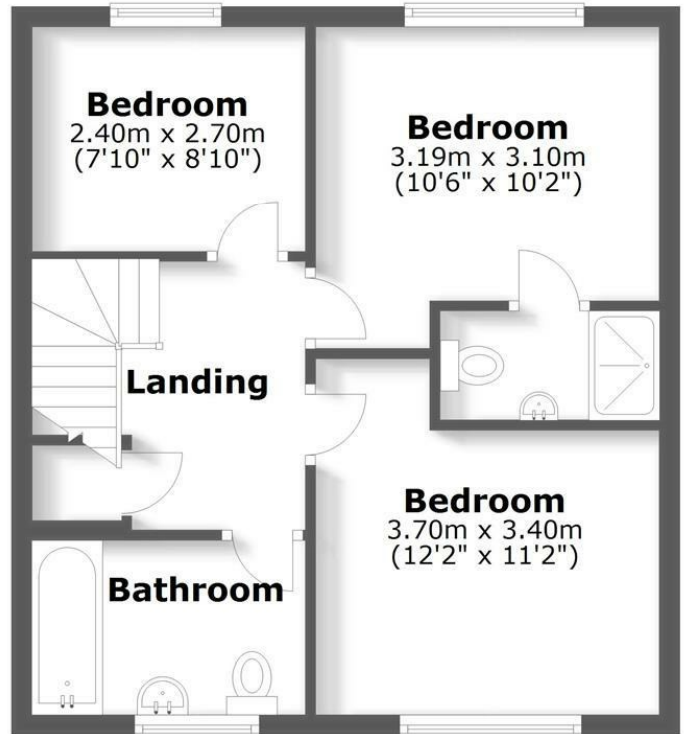
Ground Floor

Approx. 42.2 sq. metres (453.8 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.2 sq. feet)



Total area: approx. 84.6 sq. metres (911.0 sq. feet)

