



11 Main Street, Leicester, LE9 7TP

£585,000

An EXECUTIVE and DECEPTIVELY SPACIOUS family home, situated within the highly regarded south leicestershire village of THURLASTON. The property has BEAUTIFULLY APPOINTED and flexible accommodation arranged over FOUR FLOORS briefly comprising: Entrance hallway, REFITTED dining kitchen, Utility, Dining room, Living room, Snug, WC. First Floor: Three DOUBLE bedrooms, Two with En suites, and a 'Jack and Jill' Bathroom. Second Floor: A further double bedroom with another En suite. Additionally, there is a substantial BASEMENT which is used as a further living / entertaining space. Outside: Enclosed and private rear garden, Driveway parking and a Garage. MUST BE SEEN!

Additional Image



Entrance Hallway



With doors off to all ground floor accommodation, storage cupboard and a radiator.

Dining Kitchen



With a window to the front aspect and double opening French doors to the rear garden. The kitchen has been refitted with a modern range of eye level and base level storage units with Quartz worksurfaces

over and matching upstands. There is space for a range style cooker with an extractor hood over, together with an integral dishwasher. Radiator.

Additional Image



Additional Image



Utility



With dual aspect windows, fitted with a further matching range of

storage units with space / plumbing for a washing machine and tumble dryer.

Living Room



This large room again has dual aspect windows and double opening French doors to outside, along with a feature log burning stove and two radiators.

Additional Image



Additional Image



Snug Area



With a window to side aspect and a large full height window overlooking the rear garden with double opening French doors to outside.

From here, stairs give access to both the first floor and basement. Radiator.

Additional Image



Dining Room



With a windows to the front and side aspects,, radiator.

Basement



This large space is a particular feature of this property. Divided into two rooms with various light tunnels allowing natural light, these two areas are versatile in their use and would make an excellent working from home environment. Two radiators.

Additional Image



Ground Floor W/C



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

First Floor Landing



With a large window overlooking the rear garden, stairs rising to the top floor and doors off to all first floor accommodation together with double opening doors to a storage cupboard.

Bedroom One



With three windows (one being a skylight) and a door to the en suite, access to a fully boarded loft via a pull down ladder, which has lighting and power. radiator.

En Suite



With a window to the side aspect, fitted with a low level w/c, pedestal wash basin and shower enclosure. Heated towel rail / radiator.

Bedroom Two



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

En Suite



With a window to the rear aspect, fitted with a low level w/c, pedestal wash basin and a shower enclosure. Heated towel rail / radiator.

Bedroom Three



With windows to the front and sides aspects, door to the Jack and Jill bathroom which can also be accessed from the landing. Radiator.

Jack And Jill Bathroom



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

Second Floor Landing

With a window to the rear aspect, doors to the bedrooms and a large storage area which houses the hot water tank which provides mains pressured showers.

Bedroom Four



With two skylight windows to the rear aspect, doors to storage and the en suite, radiator.

En Suite



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

Outside



The enclosed, private and largely walled rear garden has a circular

lawned area, various seating areas and surrounding well stocked borders, together with access to the garage.

To the front of the property is driveway parking and access to the garage via an up-and-over door, which also benefits from a fully boarded loft space with lighting.

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

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(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



