CARLTON ESTATES

SALES & LETTINGS









1 Kingsfield Road, Leicester, LE9 1SW

Offers Over £995,000

Situated on the highly sought after 'SETTLEMENTS' development in Cosby, this attractive and substantial family home sits on a commanding plot and offers masses of potential for further development. The property has been maintained to an excellent standard by the current vendors, with flexible and well appointed accommodation throughout. The plot extends to approximately 0.70 acres, with a mature, private and well stocked rear garden with various outbuildings, a garage and a swimming pool.

Entrance Hallway



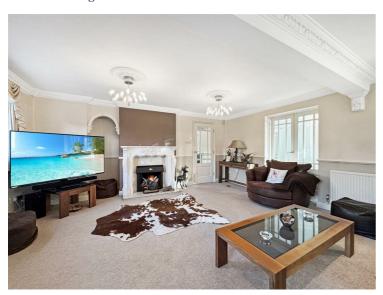
to the majority of the ground floor accommodation.

Sitting Room



With dual aspect windows and a feature fireplace.

Additional Image



Living Kitchen



The large hallway has stairs off rising to the first floor and doors off The 'hub' of this home! A large and exceptionally light room with two sets of bi-folding doors to the rear aspect, together with two Velux skylights, a window to both sides and a door giving outside access. The kitchen area is fitted with a comprehensive range of eye level and base level storage units with granite worksurfaces over and matching upstands. There are two fitted electric ovens, one microwave-combi, two warming drawers, integral dishwasher, under counter integral fridge drawers, a six ring gas hob with an extractor hood over, together with space for an American style fridge freezer. Additionally, here is ample space for family sized living and dining furniture.

Additional Image



Additional Image



Additional Image



Additional Image



Dining Room



Additional Image



Accessed via a large inner hallway, with a window and a further set of bi-folding doors to the side aspect.

Reception Room

Currently used a boot room, with doors to the rear garden.

Reception Room / Office

With dual aspect windows and a separate entrance door. This large room has stairs rising to bedroom two, which in our view would make for an excellent annex and / or home office.

W/C

Fitted with a low level w/c and wash basin.

First Floor Landing

With windows overlooking the rear garden and doors off to all first floor accommodation.

Master Bedroom



overlooking the rear garden, together with a good range of fitted wardrobes and a dressing table.

Additional Image



En Suite



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

Bedroom



The large master bedroom has windows to the rear and side aspects With windows to the front, rear and side aspects, stairs lead to the ground floor.

Bedroom



With a window to the front aspect.

Bedroom



Bedroom

With a window to the front aspect.

Bedroom

With a window to the side aspect.

Family Bathroom



With a window to the front aspect, fitted with a low level w/c, inset wash basin with storage under, a bath and a separate shower enclosure.

Outside



A particular feature of this property is the plot on which it sits. The rear garden is laid largely to lawn, with various planted and seating areas that create year-round interest. There is a large timber building with fitted seating, together with a swimming pool, pool house and garaging. In all, the superb rear garden is ideal for relaxation and / or entertaining.

To the front of the property is ample driveway parking.

Additional Image



Additional Image



Additional Image







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
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- * 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







