



**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



The large hallway has stairs off rising to the first floor and doors off to the majority of the ground floor accommodation.

### Sitting Room



With dual aspect windows and a feature fireplace.

### Additional Image



### Living Kitchen



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



The large master bedroom has windows to the rear and side aspects 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 wash basin with storage under and a shower enclosure.

## Bedroom



With windows to the front, rear and side aspects, stairs lead to the ground floor.

## Bedroom



With a window to the front aspect.

## Bedroom



With a window to the front aspect.

### 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



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.

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- \* 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



**Family Room**  
5.04m x 4.83m  
(16'6" x 15'10")

**Study/  
Potential  
Bedroom**  
3.76m x 2.85m  
(12'4" x 9'5")

**Kitchen/Dining  
Room**  
7.06m x 7.97m  
(23'2" x 26'2")

**Dining  
Room**  
6.62m x 4.07m  
(21'9" x 13'4")

**Utility**  
2.54m x 1.58m  
(8'4" x 5'2")

**Hall**

**Outdoor  
W/C**

**WC**

**Living  
Room**  
5.84m x 5.09m  
(16'6" x 16'8")

**Hallway**


**Porch**

**1st floor**

The floor plan shows a central landing area with a staircase leading up and down. To the left of the landing is a bedroom (4.73m x 4.83m) and a bathroom (3.79m x 4.52m). To the right of the landing are three bedrooms (6.62m x 6.30m, 3.03m x 3.05m, and 4.75m x 2.25m) and an en-suite (5.61m x 1.56m). The en-suite is located between the top two bedrooms on the right. The bathroom is located between the bottom two bedrooms on the right. The landing is located between the two bedrooms on the left and the three bedrooms on the right.

Room	Dimensions (m)	Dimensions (ft)
Bedroom	4.73m x 4.83m	(15'7" x 15'10")
Bedroom	3.79m x 4.52m	(12'5" x 14'10")
Bedroom	6.62m x 6.30m	(21'9" x 20'8")
En-suite	5.61m x 1.56m	(18'6" x 5'2")
Bedroom	3.03m x 3.05m	(9'11" x 10')
Bathroom	3.79m x 3.08m	(12'5" x 10'1")
Bedroom	4.75m x 2.25m	(15'7" x 7'4")



Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		65	75
<p><b>England &amp; Wales</b></p>		<p>EU Directive</p> <p>2002/91/EC</p>	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

**England & Wales**

EU Directive 2002/91/EC