



## 5 Marigold Way, Leicester, LE19 3YA

**£429,950**

This exceptionally spacious and extremely well presented EXTENDED four bedroomed family home is located on Narborough's ever popular Pastures Development, and offers accommodation briefly comprising: Entrance hall, cloakroom/WC, large dining room, 20ft Living room, dining kitchen, converted garage. To the first floor; FOUR BEDROOMS (three of which are double), en suite to master, family bathroom, enclosed rear garden, driveway parking. The property further benefits from having upvc replacement double glazed windows and gas central heating. Viewing essential.



### Entrance Lobby

Via a Upvc front door, with doors to the w/c, dining room and converted garage.

### Ground Floor W/C

With a window to the front aspect, wash basin and w/c, radiator.

### Dining Room

16'2" x 13'1" (4.93 x 4.01)



With wood effect lamainte flooring, window to the front aspect, stairs off rising to the first floor, door to the living room, radiator.

### Additional Image



### Garage Conversion Room

11'8" x 8" (3.56m x 2.44m)



With a window to the front aspect, radiator.

### Living Room

20'0" x 11'3" (6.10 x 3.45)



With a window to the rear aspect, feature fireplace with coal burning effect fire, radiator.

### Additional Image





## Kitchen

13'5" x 12'2" (plus utility area) (4.11 x 3.73 (plus utility area))



With two windows to the rear aspect, fitted with a range of eye level and base level units with rolled edge work surfaces and tiled splashbacks. There is a space for a Range Style cooker with extractor hood over, together with an integrated fridge / freezer and dishwasher. Opening to the utility area, doors to the outside and storage cupboard, radiator.

## Additional Image



## Additional Image



## Utility Area

With plumbing for a washing machine.

## First Floor

With doors off to all first floor accommodation and access to the loft space via a pull down ladder.

## Master Bedroom

19'5" x 10'2" (5.94 x 3.12)



With a window to the rear aspect, range of fitted and built in wardrobes, door to en suite, radiator.



**Additional Image**



**Bedroom Three**  
12'7" x 8'2" (3.84 x 2.49)



**En Suite**



With a window to the side aspect, storage cupboard, radiator.

**Additional Image**



With a window to the rear aspect, fitted with a low level w/c, inset wash basin and a walk-in shower cubicle, radiator.

**Bedroom Two**  
11'8" x 9'3" (3.58 x 2.82)



**Bedroom Four**  
8'7" x 6'7" (2.62 x 2.03)



With a window to the front aspect, built in wardrobes, radiator.

With a window to the front aspect, radiator.



### Family Bathroom

With a window to the rear aspect, fitted with a low level w/c, wash basin and a 'P' shaped bath with shower over, radiator.

### Outside



The enclosed rear garden is laid mainly to lawn with surrounding borders and a paved patio area.

At the top of the garden, there is a substantial timber shed that will be included in the sale of the property and an additional timber shed currently used as a workshop which is available by negotiation.

To the front of the property is driveway parking and a further area of lawn.

### 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.

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