



10 Camelot Way, Leicester, LE19 3BT

£524,950

THIS PROPERTY IS OUTSTANDING! Having been meticulously updated and thoughtfully extended by the current vendors, this executive detached home offers versatile accommodation and is exceptionally well appointed throughout. In brief, the spacious accommodation comprises: Entrance hallway, Snug, Playroom, Living room, Living kitchen, Utility, Office, Ground floor W/C. First Floor: Four double bedrooms (one with an en suite) and a Family bathroom. Outside: Enclosed rear garden and ample driveway parking.

Entrance Hallway

With stairs off rising to the first floor, Amtico flooring, two large cloak rooms, doors to the lounge, WC, and snug, opening to the inner hallway which in turn leads to the living kitchen. Wall mounted Hive unit, radiator.

Snug



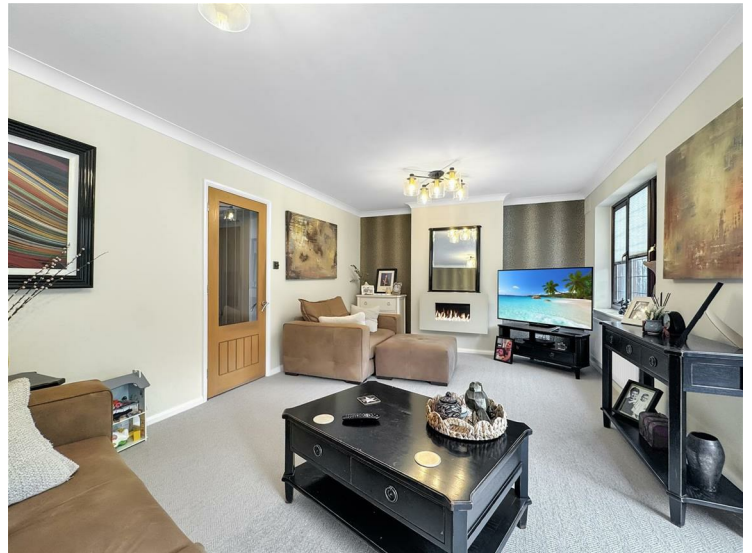
Via a half glazed door, Karndean flooring, windows to the front aspect, radiator.

W/C



With a window to the side aspect, recently refitted with a low level w/c and an inset wash basin with storage under, Amtico flooring, and a sliding door to a large understairs storage area. Radiator.

Living Room



A large living area with French doors and windows opening into the garden, feature electric fireplace, and two radiators.

Additional Image



Dining Kitchen



This room is a particular feature of this property! Having been recently refitted with a range of quality units with Quartz work surfaces over. There is a freestanding 110cm Range Master cooker, together with an integral large fridge and separate freezer, and a dishwasher. Amtico flooring extends to the dining room, office and utility, radiator.

Additional Image



Additional Image



Dining Room



With doors off to the office and utility room, French doors opening into the garden, Velux windows with a feature vaulted ceiling, and a radiator.

Utility



Fitted with a further range of base and eye level units, plumbing for a washing machine and tumble dryer, door giving outside access, radiator.

Office

Fitted with a large desk area, spacious enough for other furniture, windows opening onto the garden.

Playroom



With a window to the front aspect, accessed by a pocket door, recently laid carpet, radiator.

First Floor Landing



With doors off to all first floor accommodation, storage, and access to the loft space with pull-down ladders.

Master Bedroom



With windows to the front aspect and feature Velux windows, this extremely spacious room has three sets of Hammonds fitted wardrobes and a vanity area. Radiator.

Additional Image



Bedroom Two



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

En Suite



Recently refitted with a modern suite to include a low level w/c, inset wash basin, walk in shower enclosure and a heated towel rail / radiator.

Bedroom Three



With a window to the rear aspect, fitted wardrobes, radiator.

Bedroom Four



With a window to the front aspect, fitted wardrobes, radiator.

Family Bathroom



The luxury bathroom includes a Burlington Admiral free-standing bath, taps and sink, a separate Aqualisa digital shower with a separate light, large vanity mirror with sensor lights, porcelain tiles (Porcelenosa Rodano), and a low level w/c with an inset wash basin with storage under. Heated towel rail / radiator.

Additional Image

Outside



The landscaped, low maintenance and private rear garden is laid mainly to a quality astroturf finish with mature and well stocked borders, together with two large patio areas and a timber shed.

To one side of the property is a lean-to storage area and the other has gated access.

To the front of the property is driveway parking.

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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Ground Floor

Approx. 159.2 sq. metres (1712.3 sq. feet)



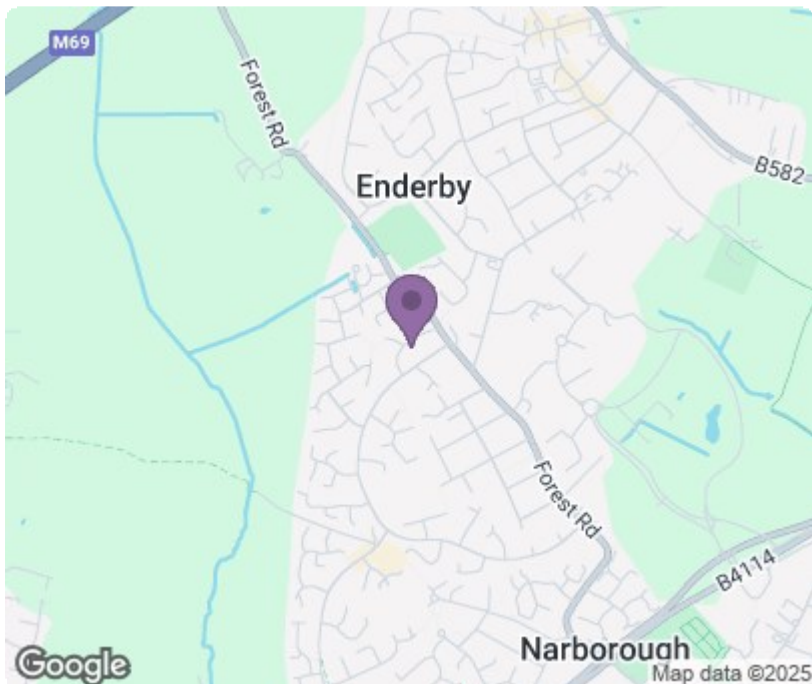
First Floor

Approx. 74.0 sq. metres (799.0 sq. feet)



Total area: approx. 179.2 sq. metres (1928.9 sq. feet)

This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	69
	77
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	