



## Clematis Cottage, Spring Gardens, Dunton Road, Leicester, LE9 6NA

**£625,000**

Clematis Cottage is situated at the head of the highly regarded SPRING GARDENS development in Broughton Astley.

An exclusive GATED development of just EIGHT BRAND NEW, high-specification EXECUTIVE bungalows.

Each bungalow has been finished to exacting standards, boasting quality fixtures and fittings throughout, and an exceptional level of attention to detail.

Clematis Cottage is one of the larger properties benefitting from a generous and SOUTH FACING rear garden OVERLOOKING OPEN COUNTRYSIDE. A fabulous fully fitted open plan Living Kitchen with a Pantry and Utility, THREE DOUBLE bedrooms, one En-suite, and a further Bathroom. Outside: Generous LANDSCAPED rear garden with a large patio, Garage with an electrically operated door, and a LARGE block paved driveway.



## The Ashbrook Difference



Ashbrook Homes are a local, family-owned building firm that are renowned for their exceptional build quality and craftsmanship. They specialise in developing quality, executive homes in desirable village locations, and take great pride in each and every property that they build.

So, what makes an 'Ashbrook Home' different?

They believe firmly in a 'no additional extras needed' finish. Instead, each new home benefits from bespoke and quality fittings, internally and externally. A finish that is unrivalled and truly impressive.

As standard, each property will include:

- Quality flooring throughout
- Granite worksurfaces
- Lawned rear garden
- Indian sandstone patio
- Block paved driveway
- Electrically operated sectional garage door
- Intercom for the electric gates
- Outside socket and tap
- Outside lighting
- Wiring for electric car charger
- Plus much, much more!

Viewing these properties is essential to fully appreciate this completely unique development.

## Additional Image



## Additional Image



## Entrance Hallway



## Large Open Plan Living / Dining Kitchen



Arguably one of this property's best features. This fabulous large room has ample space for living and dining furniture, with feature bi-folding doors and windows overlooking the rear aspect, which frame the fabulous rear garden, and underfloor heating which extends to the utility.

The kitchen area is fitted with a range of quality eye level and base level storage units with granite worksurfaces over, a fitted electric oven with a further combination oven, a large induction hob and an integral dishwasher, together with space and plumbing for an American-style fridge / freezer. Door to larder cupboard which has fitted shelving and automatic lighting.



Additional Image



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### Larder Cupboard



### En Suite



### Utility



With a matching range of storage units with granite worksurfaces over with space / plumbing for a washing machine and tumble dryer. Door to outside.

### Bedroom One



With double opening French doors to the rear aspect, fitted double wardrobe with automatic lighting and a door to the en suite, radiator.

### Additional Image



### Bedroom Two



With a window to the front aspect and two built in wardrobes with automatic lighting. Radiator.



### Bedroom Three



With a window to the front aspect, built in wardrobe with automatic lighting, radiator.

### 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 walk in shower cubicle with a rainfall showerhead. Heated towel rail / radiator.

### Additional Image



### Outside



The generous rear garden is laid largely to lawn with a substantial Indian Sandstone patio area and gated side access. To the front of the property is a large block paved driveway and access to the garage via an electrically operated sectional garage door.

### Additional Image



### Additional Image

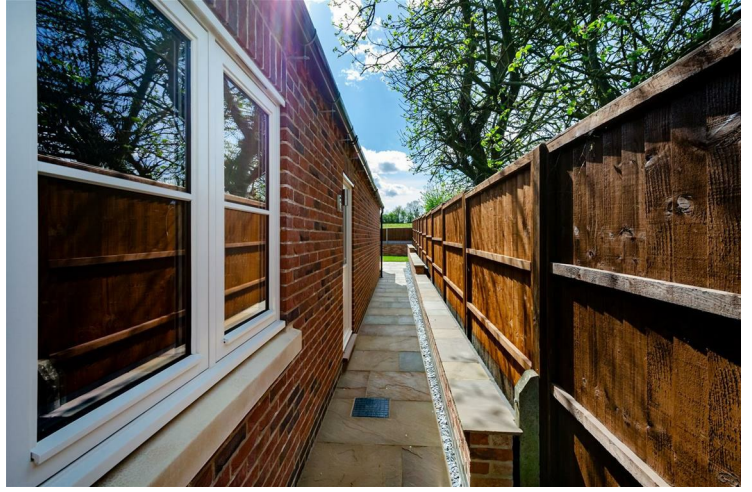




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### Offer Procedure

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
  - \* 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.

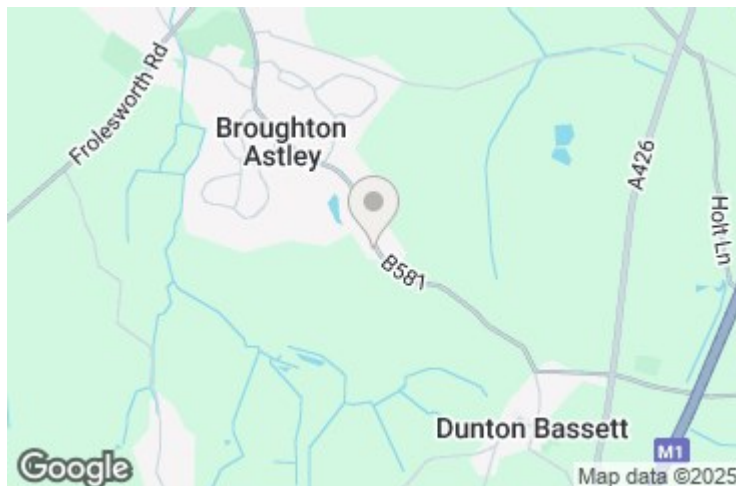
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

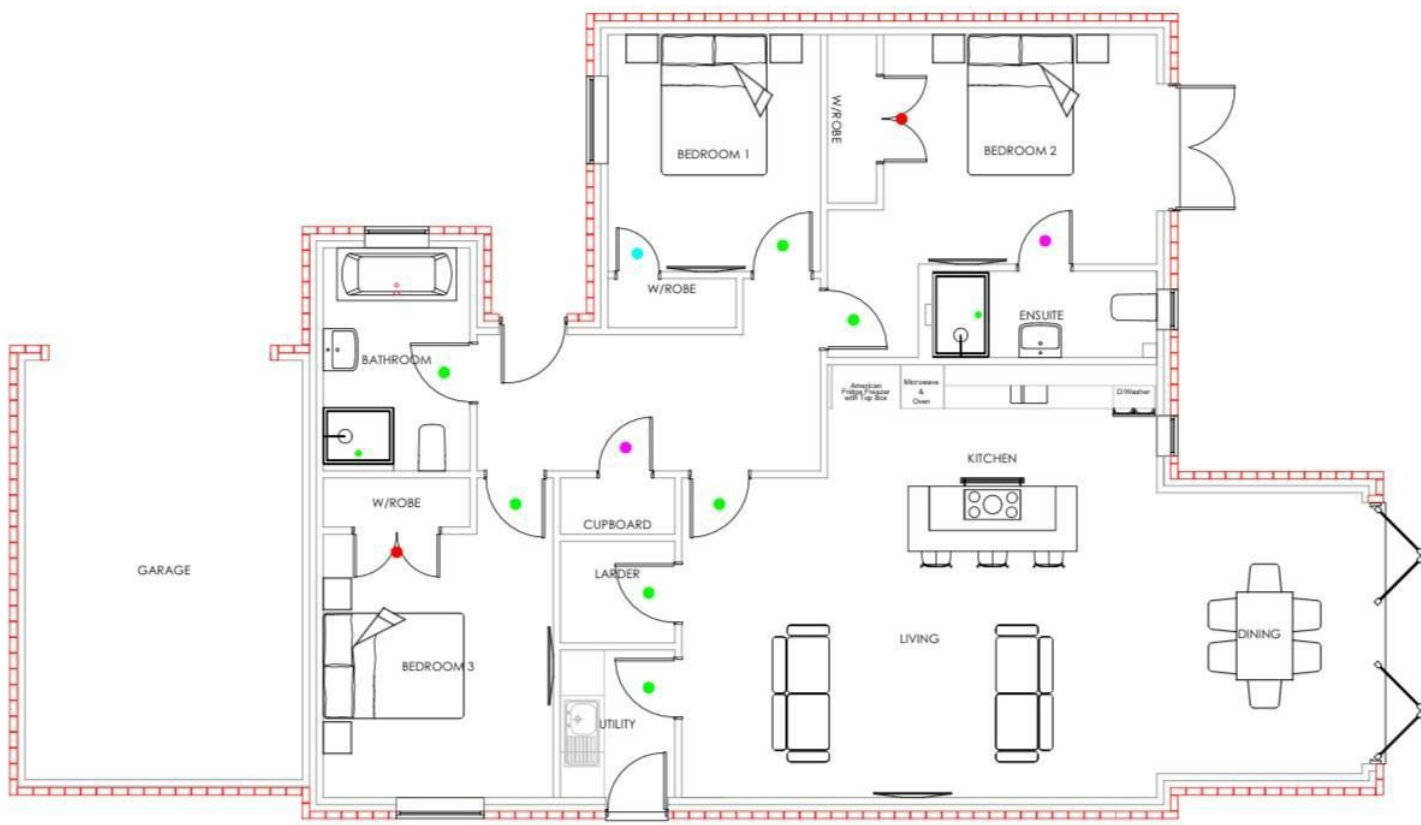
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

## Opening Hours

MONDAY - FRIDAY : 9:00am - 17:30pm

SATURDAY : 10:00am - 14:00pm





Plot 3 - Floor Plan



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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
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