



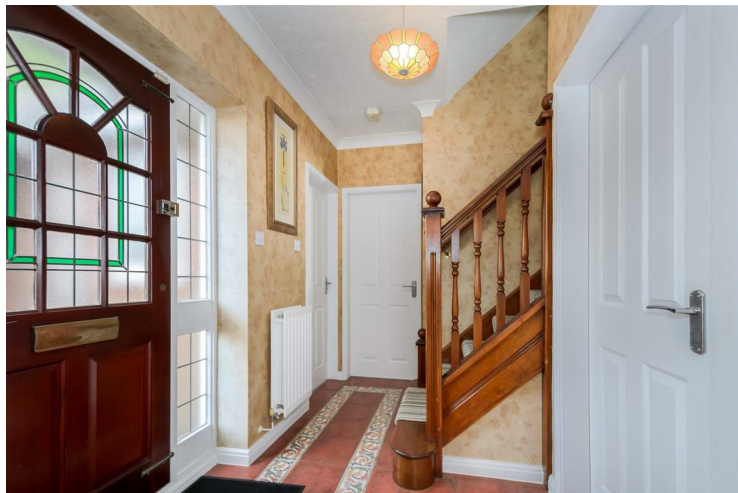
## 24 Briers Close, Leicester, LE19 2RB

**£524,950**

Situated on the ever popular 'Redrow' development in Narborough, this extended executive family home has highly spacious and flexible accommodation briefly comprising: Entrance hallway, Living room, Conservatory, Refitted dining kitchen, Utility, Additional reception room / BEDROOM FIVE, Study. First Floor: Four DOUBLE bedrooms, an En suite and a Family bathroom. Outside: Enclosed and private rear garden, Detached double garage and a Driveway.



## Entrance Hallway



Entered via a timber and obscured glass panel front door into the hallway. The hallway has stairs off rising to the first floor and doors leading to the ground floor WC, kitchen, double opening doors to living room and a door to the study. Radiator.

## Living Room



With a feature real flame coal burning effect gas fire, radiator, double opening doors through to the kitchen and sliding doors through to the conservatory.

## Additional Image



## Conservatory



Of brick, block and UPVC construction, there are windows overlooking the rear garden and double opening French doors to outside.

## Dining Kitchen



With a window to the side aspect and feature bi-folding doors to outside.

Having been refitted with a modern range of base and eye level units with work surfaces over. There is a fitted hob with an extractor hood over, together with an integral dishwasher, fridge / freezer and a microwave. Two vertical radiators.

## Additional Image





**Additional Image**



**Additional Image**



**Utility**



With a range of matching base and eye level units, sink and drainer unit and space/plumbing for washing machine and tumble dryer. Radiator and door leading outside.

**Additional Reception Room / Bedroom**



With windows to the front and side aspects, this room is extremely versatile in its use. Radiator.

**Additional Image**



**Study**



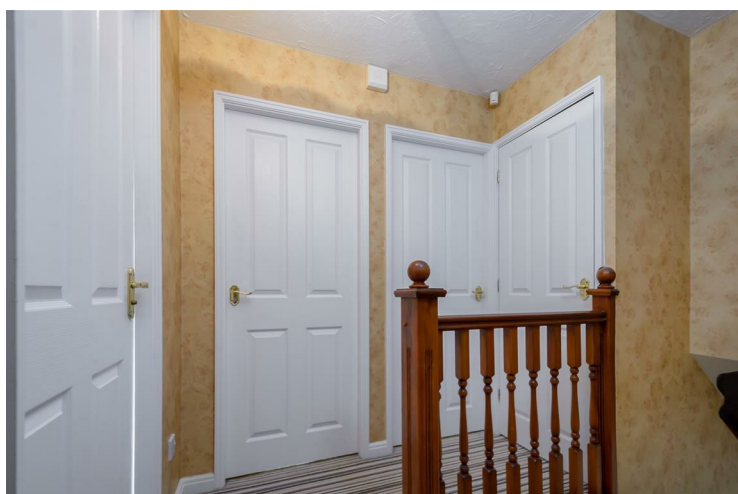
With a bay window to the front aspect, radiator.

## Ground Floor W/c



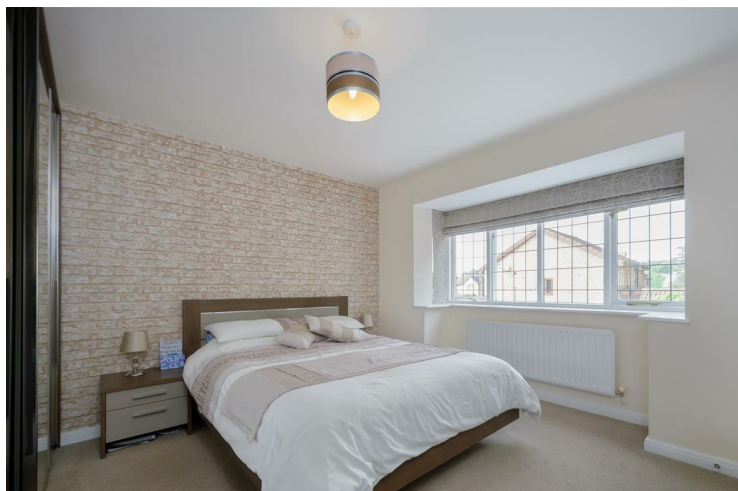
With an obscure window to the side aspect, pedestal wash basin and a low level WC, radiator.

## First Floor Landing



With doors off to all first floor accommodation, access to loft space and door to the airing cupboard.

## Bedroom One



With a bay window to front aspect, door to en-suite, radiator.

## Additional Image



## En Suite



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

## Bedroom Two



With a window to the rear aspect, radiator.



### Bedroom Three



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

### Bedroom Four



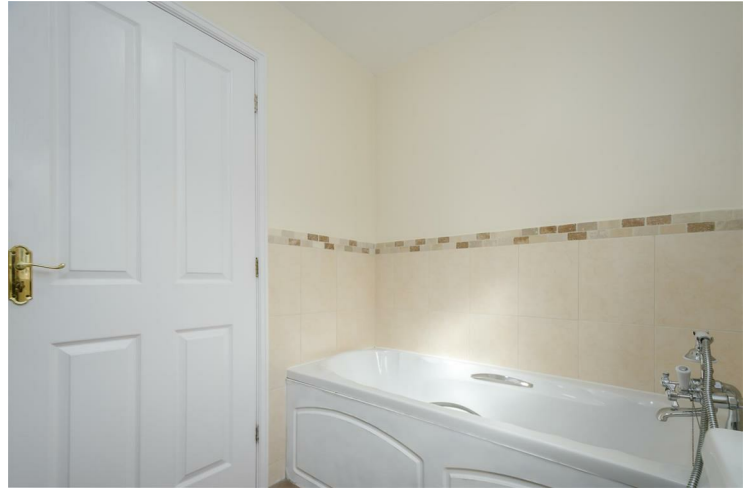
With a window to the rear aspect, built in wardrobes, radiator.

### Bathroom



With an obscured glass window, low level WC, pedestal wash basin and bath with shower hose attachment. Radiator.

### Additional Image



### Outside



The enclosed and private rear garden is laid largely to lawn with a paved patio area and mature surrounding borders. To the side of the property is a further private and enclosed area. To the front of the property, there is driveway parking and access to the double garage.

### 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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(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.

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  - \* NO sale no fee
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- CALL US NOW ON 0116 284 9636

### Opening Hours

MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm





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) <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>77</b> <b>64</b>
England & Wales 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> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
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