



## 2 Old House Close Station Road, Leicester, LE19 2HS

**£699,950**

2 Old House Close, is set within a private gated courtyard of just three exclusive 'barn conversion' style detached properties, nestled behind the 'Old House'.

Constructed in 2009, and maintained to an exceptional standard by the current vendors, this imposing home has beautifully appointed and spacious accommodation briefly comprising: Reception hallway, living room, family room, study, open plan REFITTED living / dining kitchen with built in appliances, separate utility room, cloakroom. First Floor: Master bedroom with EN SUITE and DRESSING AREA, bedroom two with EN SUITE, two further bedrooms, family bathroom. Outside: Generous and private rear garden and a DETACHED DOUBLE GARAGE. The property further benefits from underfloor heating to the ground floor.



### Hallway

An imposing entrance hall with a solid oak dog-legged staircase off, the floor is laid to a 'Karndean' wood finish.

### Living Room

With Patio doors to the front and to the rear aspect, there is a central stone fireplace with matching hearth and mantle containing a coal burning effect gas fire.

### Additional Image

### Family Room

With 'French' style patio doors overlooking the rear garden.

### Refitted Living Kitchen

This room is a particular feature of this property, with windows overlooking the rear garden and double opening French doors to outside.

The kitchen has been refitted with a quality range of eye level and base level storage units with granite over and matching upstands. There is a Range cooker with a fitted extractor hood over, together with a good range of fitted / integral appliances.

There is ample room for family sized living / dining furniture.

### Additional Image

### Additional Image

### Additional Image

### Utility

The utility is fitted with further base and eye level units, with work surface over and sink together with plenty of space for appliances and has a door giving outside access. There is also access to the loft space which is mainly boarded.

### Study

With a window to the front aspect.

### Ground Floor Wc

Having been fitted with a low level w/c and hand wash basin.

### First Floor Landing

With a window to the front aspect, the landing has doors giving access to all of the first floor accommodation.

### Bedroom One

With a window to the rear aspect and an additional skylight, the bedroom is fitted with a comprehensive range of wardrobes with a door leading into the dressing area which has access to the en suite.

### Additional Image

### Dressing Area

With a window to the front aspect and a fitted matching range of wardrobes.

### En Suite

A fabulous fitted ensuite! With a double shower cubicle, low level w/c, modern hand wash basin, window and a heated towel rail / radiator.

### Bedroom Two

Another well proportioned room with a window overlooking the rear of the property, door into ensuite.

### En Suite

There is a circular shower enclosure with glass door, with 'floating' hand wash basin, low level w/c. Inset down lighting and a skylight. Ladder radiator.

### Bedroom Three

With a window to the front aspect, loft access and radiator.

### Bedroom Four

With a window to the rear aspect, skylight and radiator.

### Family Bathroom

Fitted with a fabulous high specification suite to include: Jacuzzi / spa bath, low level w/c, pedestal hand wash basin and corner shower cubicle. Obscured rear window and inset down lighting.

### Outside

The 'L' shaped rear garden is set into two areas. The larger area is very private and laid mainly to lawn with a natural stone patio close to the rear of the house. The second area is also very private and would make an excellent kitchen garden area, with a large block paved patio and timber shed.

The double width, brick built garage is directly opposite the front of the property and has electric up and over doors with storage into the eaves and power and light.

The whole of the front courtyard has been laid to block brick and is extremely pleasant.

### 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.

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- \* MORTGAGE advice available
- \* NO sale no fee

\* ACCOMPANIED viewing's where necessary  
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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.

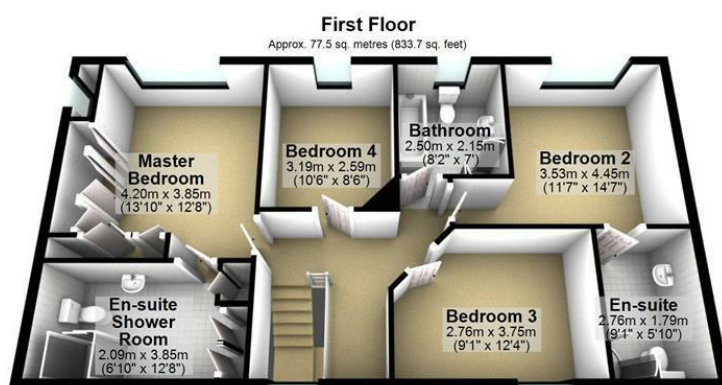
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(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





Total area: approx. 181.1 sq. metres (1948.9 sq. feet)

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



Energy Efficiency Rating	
Current	Potential
Vary 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	
74	83
<b>England &amp; Wales</b> EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Vary 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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