



45 Broughton Road, Leicester, LE9 3EA

£535,000

NO CHAIN! A beautifully presented, **FULLY REFURBISHED AND SIGNIFICANTLY EXTENDED** four bedroom detached house situated in the popular South Leicestershire village of Croft. The property has been finished to a **SUPERB STANDARD** throughout and briefly comprises: Entrance hall, Living room, **FABULOUS LIVING KITCHEN** / dining room, Utility and Wc. Upstairs: Four bedrooms with a **DRESSING ROOM AND EN SUITE** to the master, and a Family bathroom. Outside: Enclosed rear garden, Generous driveway and a Garage. **MUST BE SEEN!**

Entrance Hall



With stairs rising to the first floor and doors leading to the living room and open plan living kitchen. Understairs cupboard, radiator.

Open Plan Living Kitchen Diner



This room is a particular feature of this property, with two sets of large bifolding doors to the rear and two Velux roof lights all letting in an abundance of natural light.

The kitchen area is fitted with a quality range of wall and base storage units and quality fitted appliances to include a dishwasher, fridge freezer, single oven, microwave and a three in one boiling water tap. The kitchen further benefits from a central island with additional storage units and an induction hob with extractor.

In the dining / living area, there is space for family sized furniture. 2 Vertical radiators.

There is a door leading to the utility and WC.

Additional Image



Additional Image



Additional Image



Additional Image



Utility



Additional Image



With doors leading to the WC and integral garage, (which could be converted to further accommodation), the utility has a storage unit and space/plumbing for a washing machine and tumble dryer.

Wc



With a low level WC, wash basin and radiator.

Additional Image



Living Room



With a bay window to the front aspect, radiator.

Landing

With doors leading off to all first floor accommodation and loft access.

Bedroom One



With a window to the front aspect, dressing area and door leading to the ensuite. Radiator.

Additional Image



Dressing Room



With access to the ensuite.

En-Suite



With a obscure window to the rear aspect, fitted with a low level wc, shower enclosure and wash basin with storage.

Bedroom Two



With a bay window to the front aspect, radiator.

Bedroom Three



With a window to the rear aspect, radiator.

Bedroom Four



With a window to the front aspect, radiator.

Family Bathroom



With an obscure window to the rear aspect, fitted with a low level wc, wash basin with storage and a bath with shower oven and screen.

Outside



The enclosed rear garden is laid largely to lawn with a patio area and access to the front of the property on both sides. To the front of the property is a large gravel driveway with parking for numerous vehicles and access to the garage.

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.

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
- CALL US NOW ON 0116 284 9636

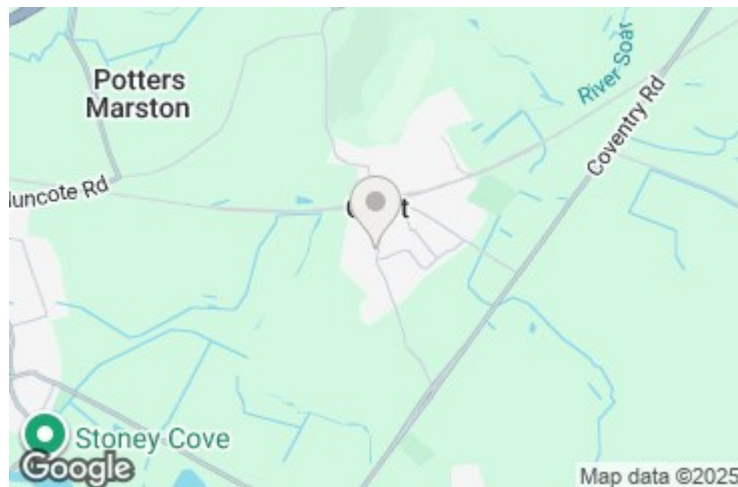
Notes For Purchasers

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.

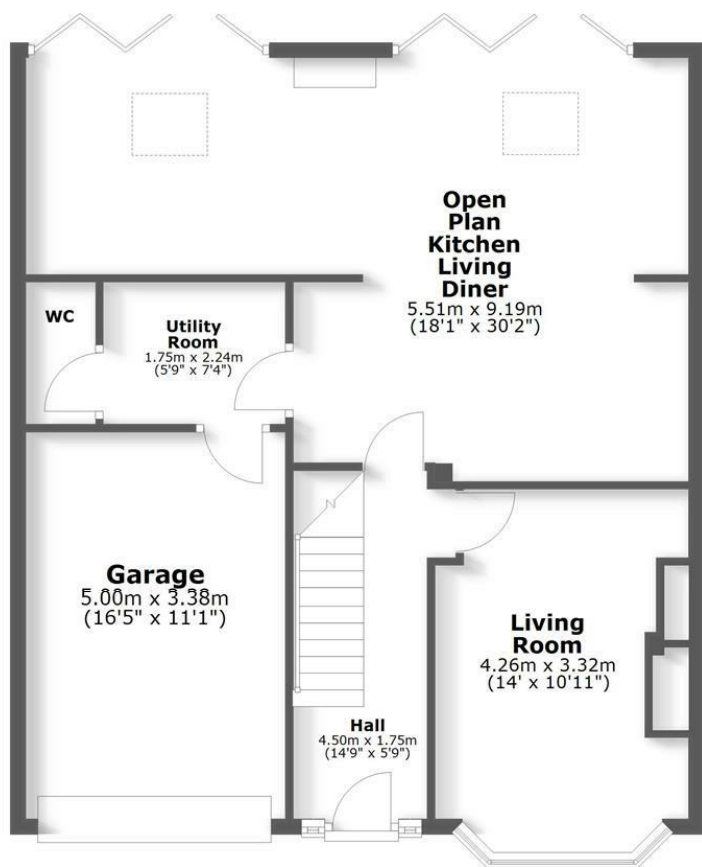
Opening Hours

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



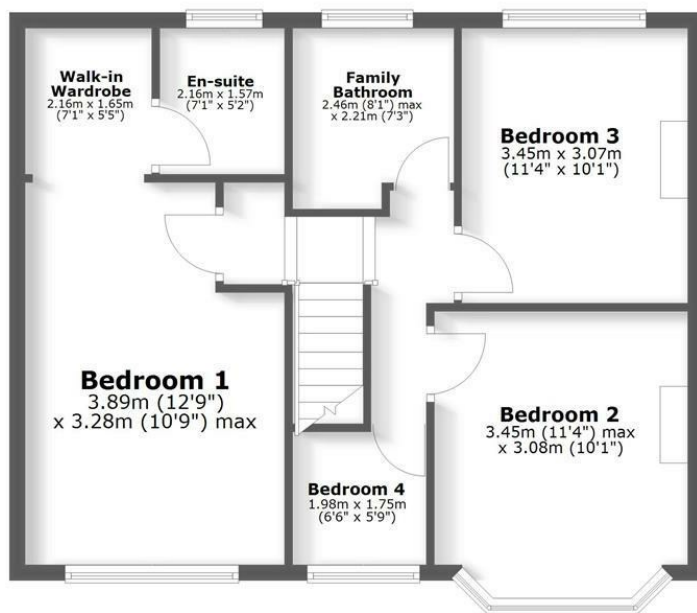
Ground Floor

Approx. 85.4 sq. metres (919.8 sq. feet)

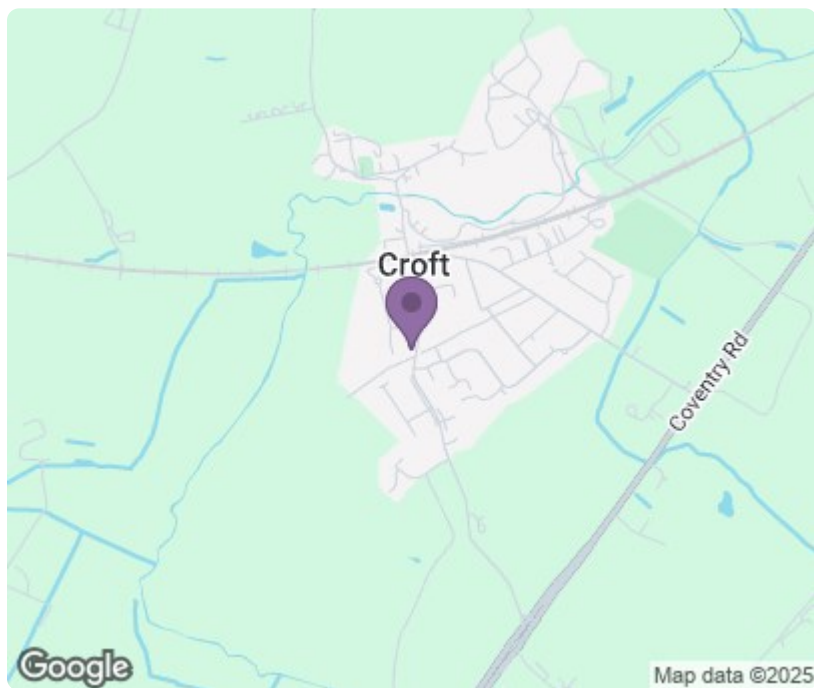


First Floor

Approx. 60.2 sq. metres (648.1 sq. feet)



Total area: approx. 145.7 sq. metres (1567.9 sq. feet)



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	82 55
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	