



6 Greenwich Close, Leicester, LE19 3FN

£575,000

Situated on arguably Narborough's most sought after development, this executive detached family home has been maintained to a superb standard by the current vendor and has masses of potential for extension (subject to planning).

The well appointed and spacious accommodation briefly comprises: Entrance hallway, Living room, Dining room, Breakfast kitchen, Utility, W/C. First Floor: Four double bedrooms (one with an en suite), and a Family bathroom. Outside: Enclosed and well kept gardens, Driveway parking and a Double garage. **MUST BE SEEN!**

Additional Image



Additional Image



Entrance Hallway



Additional Image



With a door to the ground floor w/c, and a further door into the main hallway which has stairs off rising to the first floor, a door to the dining room and an opening to the living room. Radiator.

Living Room



With windows to the front and side aspects, along with double opening French doors to the rear. There is a feature real flame coal burning effect gas fire, a door to the kitchen and two radiators.

Dining Room



With a bay window to the front aspect and a door to the kitchen. Radiator.

Breakfast Kitchen



With a window to the rear aspect and a door to outside. The kitchen is fitted with a modern range of eye level and base level storage units with work surfaces over and matching upstands. There is space for a Range style cooker with an extractor hood over, together with a range of integral appliances. Opening to the utility, radiator.

Additional Image

Additional Image



Utility



With a door to outside. Fitted with a matching range of eye level and base level storage units with space / plumbing for a washing machine and tumble dryer.

Ground Floor W/C



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

First Floor Landing



With a window to the side aspect, doors off to all first floor accommodation and a double storage cupboard. Radiator.

Bedroom One



With a window to the front aspect, fitted with a good range of wardrobes, door to the en suite, and a radiator.

En Suite



With a window to the front aspect, fitted with a low level w/c, inset wash basin with storage under and a walk in shower enclosure. Heated towel rail / radiator, and underfloor heating.

Bedroom Two



With a window to the rear aspect, radiator.

Bedroom Three



With a window to the front aspect, storage cupboard and a radiator.

Bedroom Four



With a window to the rear aspect, radiator.

Family Bathroom



With a window to the rear aspect, fitted with a low level w/c, wash basin, bath and shower cubicle. Heated towel rail / radiator.

Outside



A particular feature of this property is the plot on which it sits. The enclosed and well maintained rear garden is laid largely to lawn

with mature and well stocked surrounding borders and a large paved patio area.

To the front of the property is a further area of lawn, a very generous driveway 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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 - * 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



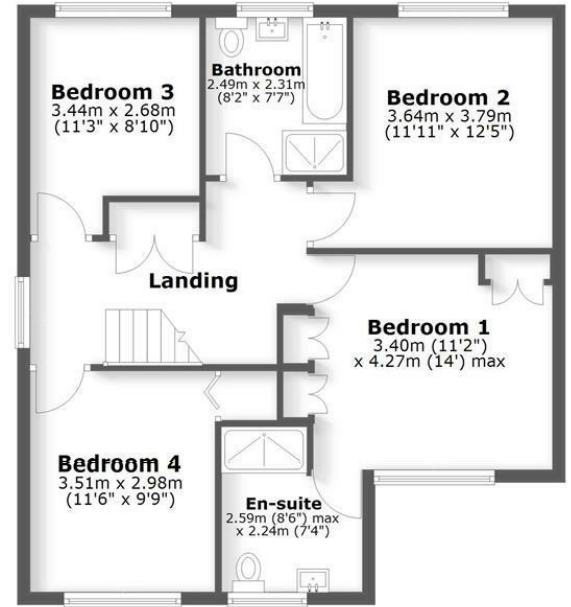
Ground Floor

Approx. 96.2 sq. metres (1035.9 sq. feet)

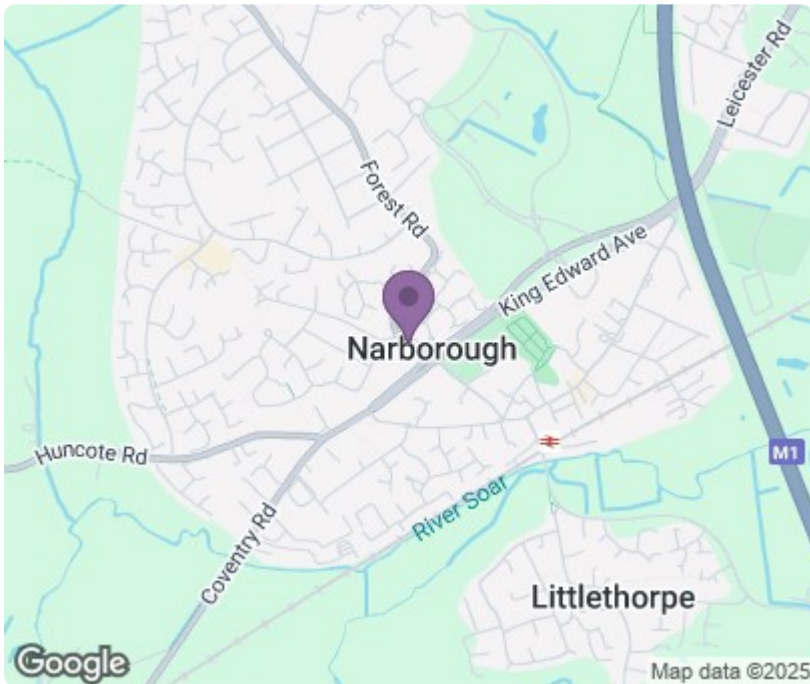


First Floor

Approx. 69.6 sq. metres (748.9 sq. feet)



Total area: approx. 165.8 sq. metres (1784.8 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	66
	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	