



20 Maple Tree Walk, Leicester, LE19 2JX

£580,000

THIS PROPERTY IS OUTSTANDING! Maintained to a superb standard by the current vendors, this **EXECUTIVE** family home sits on a commanding plot and, subject to planning, offers massive potential to extend. The already substantial accommodation briefly comprises: Entrance hallway, Living room, Conservatory, Open plan **REFITTED LIVING KITCHEN**, Utility, Ground floor W/c. First Floor: Four **DOUBLE** bedrooms, En Suite to the master and a Family bathroom. Outside: Generous and private rear garden, ample driveway parking, and a **DOUBLE** garage.

Entrance Hallway



The large hallway has doors off to all ground floor accommodation, dogleg staircase rising to the first floor, stripped and varnished wooden flooring.

Additional Image



Living Room



With windows to the front aspect, sliding patio doors to the conservatory and two radiators.

Additional Image



Conservatory



This fabulous addition to the property provides a further versatile living space, with windows overlooking the rear garden and double opening doors to outside.

Open Plan Living / Dining Kitchen



This room is a particular feature of the property. Originally two separate rooms, now one large open space which has created a modern family living area with views and bi-folding doors to the rear garden.

The refitted, quality and modern kitchen has a range of eye level and base level storage units with compacted laminate worksurfaces over and matching upstands. There are three electric ovens, and one microwave, together with an induction hob with an extractor hood over. There is also an integral wine cooler, dishwasher and fridge.

Additional Image



Additional Image



Additional Image



Utility



With a further range of storage units, with space / plumbing for a range of white goods, a window to the rear aspect and doors leading to outside and the garage.

Within the garage, there is a wall mounted, recently installed boiler.

Ground Floor W/c



With a window to the front aspect, fitted with a low-level WC and wash basin.

First Floor Landing

The large landing area has a window to the front aspect and doors off to all first floor accommodation.

Bedroom



With a window to the front aspect, a range of built-in wardrobes, and a door to the en suite.

Additional Image

En Suite



With a window to the rear aspect, fitted with a quality suite to include a low-level w/c, wash basin with storage under, bath and walk-in shower cubicle.

Bedroom

With a window to the rear aspect and built-in wardrobes.

Bedroom



With a window to the front aspect and built-in wardrobes.

Bedroom



With a window to the rear aspect and built-in wardrobes.

Family Bathroom



With a window to the rear aspect, the bathroom is fitted with a quality suite to include a low-level w/c, his and hers sinks, a walk-in shower cubicle, and bath.

Outside



A particular feature of this property is the plot on which it sits. The mature and large rear garden is laid mainly to lawn with surrounding and beautifully maintained borders together with a large paved patio area.

To the front of the property is a large 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.

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.

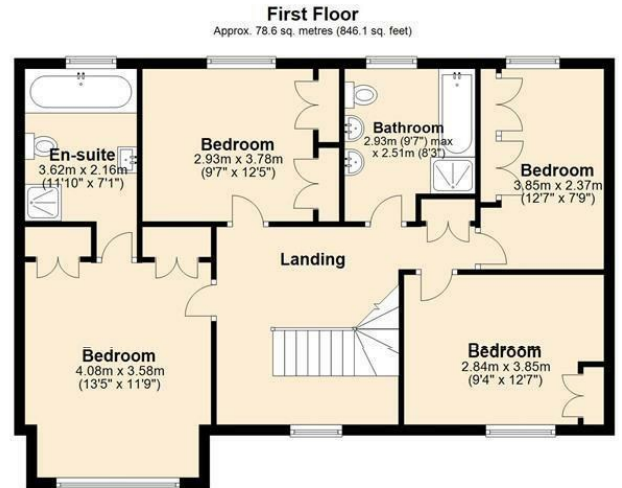
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(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





Total area: approx. 203.3 sq. metres (2187.9 sq. feet)
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) 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	75 57
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	