



## Waterford House, 5 Coventry Road, Leicester, LE19 2GD

**£725,000**

Waterford House is an iconic period family home, steeped in history and situated in the Heart of Narborough Village.

Blending period charm with modern finishes, this property has been beautifully renovated by the current vendors, creating an aspirational home with a highly versatile living space.

The property has well appointed accommodation arranged over three floors briefly comprising: Entrance hallway, Living room, Snug, Dining room, Breakfast kitchen Utility, w/c and access to the cellar. To the first floor are two double bedrooms, one with an En-suite and a Family bathroom, and to the second floor are two further double bedrooms and a large landing area which is currently used as a workspace. Outside there are well stocked areas of garden, a fabulous Magnolia tree and ample driveway parking accessed by electric gates.



Additional Image



Additional Image



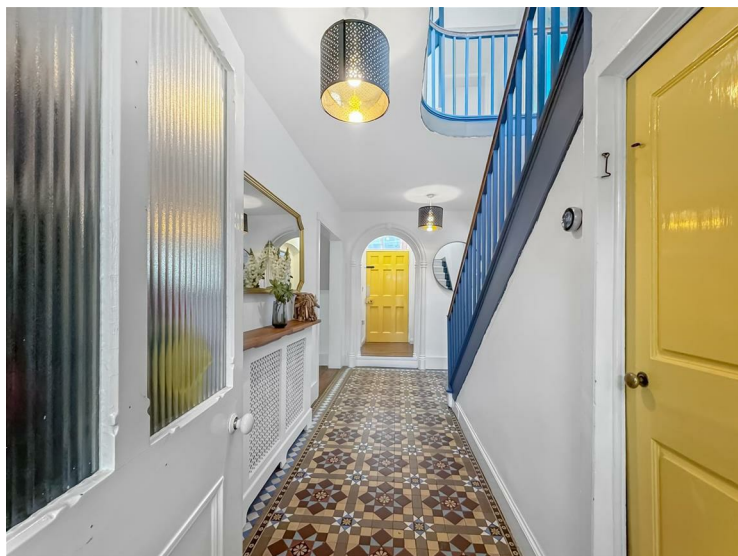
Additional Image



Living Room



Entrance Hall



A fabulous first impression! The hallway has an authentic Minton tiled floor and panelling, with access to a dining room, kitchen, utility room, ground floor WC, living room and office. With a feature staircase with the original wooden bannister rising to the first floor, and stairs also lead to the cellar.

The living room has a large bay window overlooking the front gardens and lets in an abundance of natural light.

Snug



Adjoining the Living Room, currently used as a snug, but could also be a playroom / home office.



## Dining Room



With a second large feature bay window overlooking the front gardens.

## Kitchen



The refitted kitchen is well-appointed with integrated top of the range appliances, quartz worktops and bespoke moss green units housing many hidden storage solutions. The central island gives a further large workspace and storage areas, and is great for entertaining! This room also has its own independent heating circuit, together with dual aspect windows.

## Additional Image



## Utility

Another large room with feature 1960's fitted kitchen units!

## WC

Fitted with a low level w/c and an inset wash basin with storage under.

## First Floor Landing

A large landing with doors off to all first floor accommodation and a large window to the front aspect.

## Bedroom One



With a window to the front aspect, fitted wardrobes and access to the modern en suite.

### Additional Image



### Family Bathroom



### Ensuite



With a luxury oversized Italian shower enclosure with two rainfall shower heads, an inset wash basin with fitted storage and a low level w/c.

### Bedroom Two

Another large room with ample space for a large bed and storage units.

Refitted with an equally quality suite to include a freestanding bath, another luxury oversized Italian shower cubicle surrounded by Torrano Calcatta porcelain tiles, His and Hers sinks and a W/c.

### Landing

The views from this floor are stunning! The landing area, which is currently used as a secondary office space, has a water supply enabling the area to be converted into a bathroom should this be desired, and doors off to both bedrooms.

### Bedroom Three



With a large window to the front aspect, another large double room with ample space for large furniture.



## Bedroom Four



The final room is a twin of bedroom three, with no shortage of space!

## Cellar

A useful extra storage space, which in our view could be converted into additional living space.

## Outside



Waterford House sits within an elevated and prominent position within the Village. The walled, secret and private garden has well-maintained borders, paths, mature trees, along with a sun trap or two. Manicured beds are filled with flowers and shrubs which create year round interest, together with a locally renowned Magnolia tree which is fabulous when in flower.

A patio area, potting shed and greenhouse are also here to enjoy. To the rear of the property is ample driveway parking accessed by electrically operated gates.

## Additional Image



## Additional Image



## 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

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(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.

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(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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>77</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>		<b>44</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
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>		
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England & Wales		EU Directive 2002/91/EC