



10 Coltsfoot Way, Leicester, LE9 6YX

£535,000

A significantly extended, EXECUTIVE detached family home set on a GENEROUS PLOT! The spacious and well appointed accommodation has been maintained to an excellent standard by the current vendors and now briefly comprises: Entrance hallway, Living room, CONSERVATORY, Dining kitchen, Utility, Playroom / study, W/c. First Floor: FIVE bedrooms, TWO EN-SUITES and a Family bathroom. Outside: Enclosed rear garden, GARDEN ROOM, Garage and Driveway parking.

Entrance Hallway



With stairs off rising to the first floor, doors off to all ground floor accommodation, radiator.

Additional Image



Living Room



With a bay window to the front aspect, feature 'Adam' style fireplace housing a real flame coal burning effect gas fire, sliding doors to the conservatory, door to the kitchen, radiator.

Additional Image



Conservatory



Of brick, block and Upvc construction, this excellent addition to the property provides a further versatile living space with windows overlooking the rear garden and double opening doors to outside.

Dining Kitchen



The quality and modern kitchen is fitted with a range of eye level and base level storage units with granite worksurfaces over and matching upstands. There is a fitted double electric oven, five ring gas hob with an extractor hood over together with a range of integral white goods.

A window overlooks the rear garden whilst double opening French doors give outdoor access. Radiator.

Additional Image



Playroom / Study



With dual aspect aspects and access to the garage, radiator.

Additional Image



Ground Floor W/c



With a window to the side aspect, fitted with a low level w/c and inset wash basin with storage under. Radiator.

Utility



Fitted with a matching range of storage units with a fitted microwave, door to the outside, radiator.

First Floor Landing



With doors off to all first floor accommodation. Radiator.

Bedroom



With a feature vaulted ceiling, this large room has a window to the front aspect, a door to the ensuite, and a radiator.

Additional Image



En Suite



With a window to the side aspect, fitted with a low level w/c, pedestal wash basin and a walk-in shower enclosure with a rainfall shower head. Heated towel rail / radiator.

Additional Image



Bedroom



With a window to the front aspect, fitted wardrobes, door to the ensuite, radiator.

En Suite



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

Bedroom



With a window to the rear aspect, fitted wardrobes, radiator.

Bedroom



With a window to the rear aspect, radiator.

Additional Image



Bedroom



With a window to the rear aspect, radiator.

Bathroom



With a window to the aspect, fitted with a low level w/c, inset wash basin with storage under and a separate bath. Radiator.

Outside

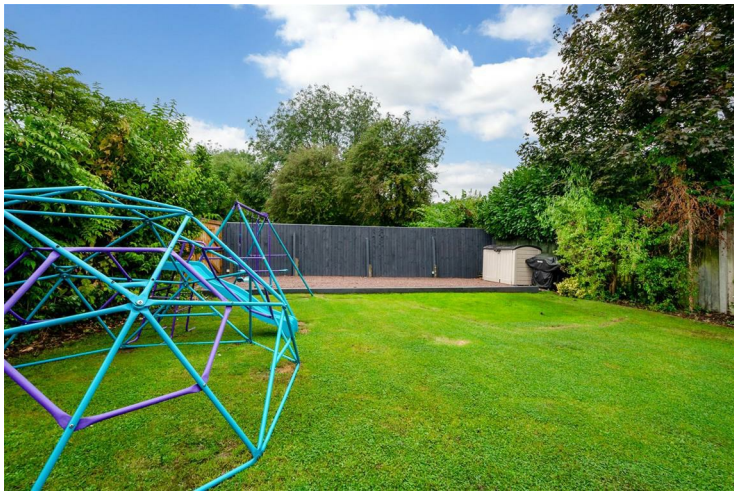


The enclosed, generous and private rear garden is laid largely to lawn with mature surrounding borders, a paved patio area and an area of timber decking. Additionally, large double opening gates lead to hard standing suitable for a motorhome. To the front of the property is driveway parking and access to the garage.

Additional Image



Additional Image



Additional Image



Garden Room



A useful addition to the property, ideal for a 'working from home environment' or additional living space.

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.

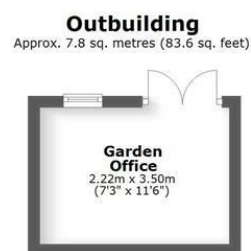
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(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. 171.7 sq. metres (1848.7 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			
England & Wales		EU Directive 2002/91/EC	
			69 79

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	