



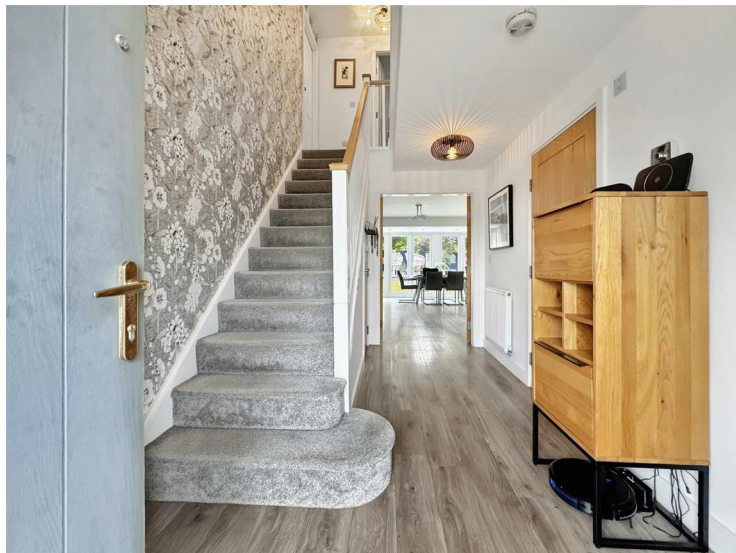
9 Lord Close, Leicester, LE8 5AL

£749,950

Lord Close is an exclusive development of just 10 executive homes, which sits on the outskirts of Countesthorpe, surrounded by open countryside.

Having been maintained to an exceptional standard by the current vendors, the beautifully appointed accommodation is spread over three floors and briefly comprises: Entrance hallway, Envious living kitchen, Utility, Sitting room, Study, W.c. First Floor: Master bedroom with a dressing area and en suite, together with two further double bedrooms and a Family bathroom. Second floor: Two double bedrooms and another Bathroom. Outside: Fabulous landscaped rear garden, and access to the Double garage, which has been partially converted into a home office and games room. To the front of the property is a large driveway, and access to a private green space shared only with other residents of the development.

Entrance Hallway



With stairs rising to the first floor, and doors leading to the living room, study, WC and the Living Kitchen. There is an under stairs cupboard and a radiator.

Living Room



With a bay window to the front aspect and a radiator.

Living Kitchen



With a door leading to the utility and multiple French doors and windows opening onto the rear garden, letting ample light into the room.

The kitchen is fitted with a quality and modern range of wall and base units with Quartz worksurfaces over and integrated appliances to include a dual electric oven, induction hob with extractor over, fridge freezer and a dishwasher. There is a kitchen island which has additional storage, power sockets and an inset sink.

There is ample space for family sized living and dining furniture.

Utility

With a door to the outside, and space/plumbing for a washing machine and tumble dryer.

Study



With a bay window to the front aspect, radiator.

Ground Floor WC



Fitted with a low level WC, hand wash basin with storage under and a radiator.

First Floor Landing



With doors leading to all first floor accommodation, a storage cupboard and stairs rising to the second floor.

Bedroom One



With a window to the front aspect, feature wall panelling, and a door leading to the dressing room, radiator.

Dressing Room



With a window to the rear aspect, door leading to the En Suite and built in wardrobes.

En Suite



With an obscure window to the rear aspect, fitted with a low level WC, hand wash basin with storage under and a walk in shower enclosure.

Bedroom



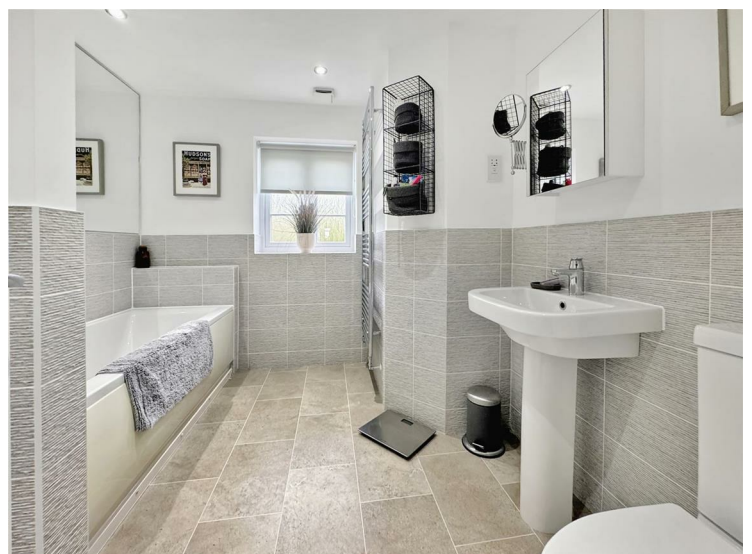
With a window to the front aspect, built in wardrobes, radiator.

Bedroom



With a window to the rear aspects, storage cupboard and a radiator.

Family Bathroom



With an obscure window to the rear aspect, the bathroom is fitted with a low level WC, pedestal wash basin, bath and a walk in shower enclosure with a large heated towel rail.

Second Floor Landing

With doors off to both bedrooms and a bathroom.

Bedroom



With a Velux window and storage cupboards. Radiator.

Bedroom



With a Velux window and storage cupboards. Radiator.

Bathroom



With a velux window, fitted with a low level WC, Pedestal wash basin and a walk in shower enclosure.

Garden Games Room



Formerly part of the detached double garage, this is an excellent versatile space. Currently used as a home office, and games room.

Outside



The enclosed and landscaped rear garden is laid largely to lawn with mature and well established surrounding borders, together with a large raised area of timber decking and a paved patio area. To the front of the property is driveway parking and access to the garage.

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
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Carlton Estates are an independent and family run estate agency specialising in the local market, having a reputation for quality, service and customer care.

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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.

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 - * 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.

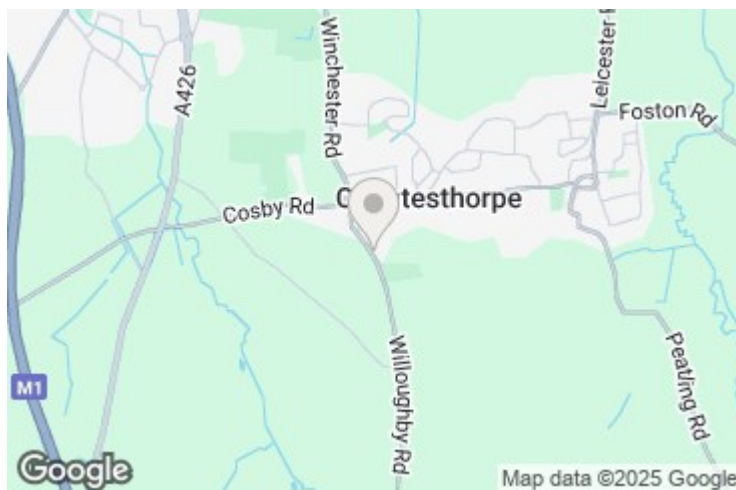
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

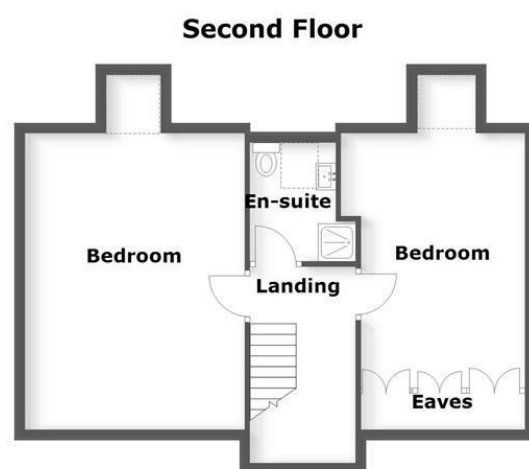
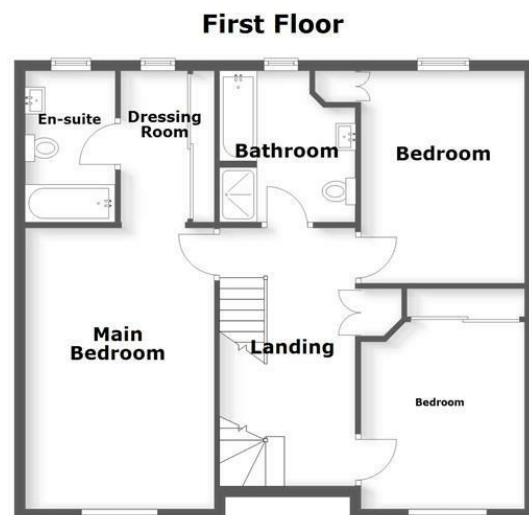
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(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





Energy Efficiency Rating	
Current	Potential
Vary 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	
85	91
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Vary 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	