



## 2 Netherfield Close, Leicester, LE9 6XZ

**£595,000**

**THIS PROPERTY IS OUTSTANDING!** Sitting on a commanding plot, this **EXECUTIVE** detached family home has been significantly **EXTENDED** to create a highly **SPACIOUS** and modern luxury living space with quality fixtures and fittings throughout. The accommodation briefly comprises: Entrance hallway, **ENVIABLE LIVING KITCHEN**, Cinema / sitting room, Study, Utility, W/c. To the first floor are **FIVE** bedrooms, **TWO** en-suites and a Dressing room to the master, together with a Family bathroom. Outside: **GENEROUS** rear garden, Driveway and a Garage. **MUST BE SEEN!**



## Entrance Hallway



Enter via a uPVC front door, with stairs rising to the first floor and doors leading to the playroom, WC and the large open plan Kitchen Living space. There is an under stairs cupboard and a radiator.

## Office



With a bay window to the front aspect, radiator.

## WC



Fitted with a low level WC and a hand wash basin.

## Living Kitchen Diner



With two velux windows to the rear and two bifold doors opening onto the garden letting ample light flood the room. The kitchen is fitted with a range of wall and base units with worksurfaces over and breakfast bar island with additional storage. It has fitted appliances including a double electric oven, electric hob with extractor, dishwasher and a fridge freezer. There is a build in media wall in the living area and the room benefits from underfloor heating throughout.

## Utility



With a window to the front aspect and door to the side, the utility has space/plumbing for a washing machine and tumble dryer as well as a range of wall and base storage units.

## Cinema Room



## Landing

With doors leading to all bedrooms and the family bathroom.



### Bedroom One



With French doors overlooking the rear garden with a Juliet balcony. There's a door leading to the ensuite, two openings to the dressing area and a vertical radiator. The dressing area has a range of built-in wardrobe units.

### En-Suite



With a window to the side aspect, the ensuite is fitted with a four-piece suite including a low-level WC, two hand wash basins, a bath, and a walk-in shower enclosure.

### Bedroom Two



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

### En-Suite



Fitted with a three-piece suite including a low-level WC, hand wash basin, and a walk-in shower enclosure with tiles splashback throughout.

### Bedroom Three



With a window to the front aspect, radiator.

### Bedroom Four



With a window to the rear aspect, radiator.

## Bedroom Five

## Family Bathroom



With a window to the rear aspect, the bathroom is fitted with a three piece suite including a low level WC, hand wash basin and a bath with a shower over and glass screen. Heated towel rail.

## Outside



The rear garden is laid largely to lawn with a patio as you step into the garden from the house.  
To the front of the property is driveway parking for numerous cars.

## 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.

## 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:

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- \* 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](http://www.carltonestates.co.uk)  
CALL US NOW ON 0116 284 9636

## 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.

## 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





