



9 Plough Road, Leicester, LE19 2LE

£575,000

NO CHAIN - An outstanding, **EXECUTIVE** detached family home, which has been **EXTENDED** and maintained to **EXACTING STANDARDS** by the current vendors! The highly spacious and **BEAUTIFULLY APPOINTED** accommodation briefly comprises: Entrance hallway, Living room, **FABULOUS LIVING KITCHEN**, Utility, Ground floor w/c. First Floor: Five bedrooms, **TWO EN-SUITES** and a Family bathroom. Outside: Enclosed rear garden and a **DOUBLE GARAGE**.

Entrance Hallway

With doors off to all ground floor accommodation and stairs off rising to the first floor. Radiator.

Living Room

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

Living Kitchen

This room is a particular feature of this property! With ample space for family sized living and dining furniture, and two sets of large bi-folding doors opening onto the rear garden.

The kitchen area is fitted with a good range of quality eye level and base level storage units with quartz worksurfaces over and matching upstands. There are two fitted electric ovens, an induction hob with an extractor hood over, together with an integral dishwasher, fridge / freezer and a wine cooler.

Utility

With a matching range of fitted storage units and an integral washing machine, door to outside, radiator.

Ground Floor Wc

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

First Floor Landing

With doors off to all first floor accommodation.

Bedroom

With a window to the front aspect and an opening to the dressing area, radiator.

The dressing area has a range of fitted wardrobes and leads to the en suite.

En Suite

With a feature vaulted ceiling and an arched window to the front aspect. Fitted with a low level w/c, pedestal wash basin, bath and a separate shower cubicle. Heated towel rail / radiator.

Bedroom

With two windows to the front aspect, fitted wardrobes and a door to the en suite. Radiator.

En Suite

Fitted with a low level w/c, inset wash basin with storage under and a shower enclosure. Heated towel rail / radiator.

Bedroom

With a window to the rear aspect, radiator.

Bedroom

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

Bedroom

With a window to the front aspect, radiator.

Family Bathroom

With a window to the rear aspect, having been refitted with a modern suite to include a low level w/c, an inset wall hung sink with storage under, a shower enclosure and a freestanding bath. Heated towel rail / radiator.

Outside

The Enclosed and well-established rear garden is laid largely to lawn with planted surrounding borders and a paved patio area.

To the front of the property is driveway parking and access to the double 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
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.

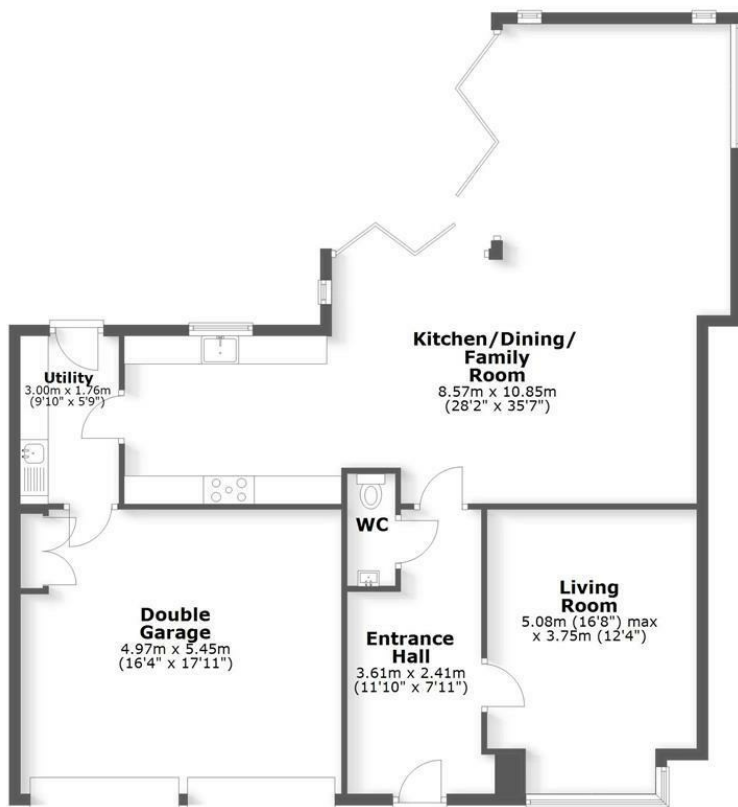
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

Opening Hours

MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



Ground Floor



First Floor



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	

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	