



12 Bodycote Close, Leicester, LE9 6WT

£389,950

THIS PROPERTY IS OUTSTANDING! Situated within a QUIET CUL DE SAC and having been maintained and updated to an EXCELLENT STANDARD by the current vendors, the spacious and BEAUTIFULLY APPOINTED accommodation briefly comprises: Entrance hallway, Living room, LARGE DINING KITCHEN, Utility area, Study / additional reception room, Ground floor w/c. First Floor: Four GOOD SIZED bedrooms, an En suite and a Family bathroom. Outside: Enclosed landscaped rear garden and Driveway parking. **MUST BE SEEN!**

Entrance Hallway

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

Living Room

With a bay window to the rear aspect, feature log burning stove and two radiators.

Dining Kitchen

This large room, which runs the length of the property, has a bay window to the front aspect and double opening French doors to the rear. Two radiators.

The kitchen area is fitted with a quality and modern range of eye level and base level storage units with wooden worksurfaces over and tiled splashbacks. There is a fitted electric oven and microwave, a gas hob with an extractor hood over, together with an integral dishwasher and space for an American style fridge / freezer. The dining area has ample space for a family sized dining table.

Utility Area

With space / plumbing for a washing machine and tumble dryer.

Study / Additional Reception Room

Formerly the garage, this useful space is currently used as a home office / additional sitting room. With a window to the front aspect and a radiator.

Ground Floor W/c

Fitted with a low level w/c and wash basin. Fitted storage cupboard housing the boiler.

First Floor

With doors off to all first floor accommodation.

Bedroom

With three windows to the front aspect, fitted wardrobes and a door to the ensuite. Radiator.

En Suite

With a window to the front aspect, fitted with a low level w/c, inset wash basin with storage under and a large shower enclosure with a rainfall shower. Heated towel rail / radiator.

Bedroom

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

Bedroom

With a window to the rear aspect, radiator.

Bedroom

With a window to the rear aspect, radiator.

Family Bathroom

With a window to the side aspect, fitted with a low level w/c, inset wash basin with storage under and a large shower enclosure with a rainfall shower head. Heated towel rail / radiator.

Outside

The enclosed and landscaped rear garden is laid largely to artificial turf with well tended raised surrounding borders, and a large paved patio area.

To the front of the property is driveway parking.

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



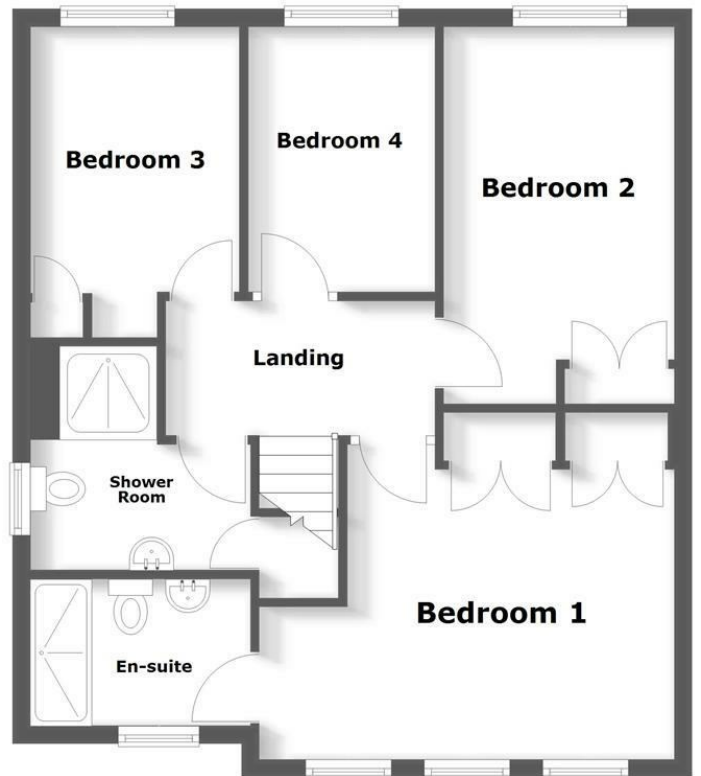
Ground Floor

Approx. 64.6 sq. metres (695.2 sq. feet)



First Floor

Approx. 60.1 sq. metres (646.4 sq. feet)



Total area: approx. 124.6 sq. metres (1341.6 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	

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	