



9 Warner Close, Leicester, LE8 6XU

£499,950

THIS PROPERTY IS OUTSTANDING! Having been significantly extended and updated to a **SUPERB STANDARD** by the current vendors, this **EXECUTIVE** family home has spacious accommodation briefly comprising: Entrance hallway, Living room, Sitting room, **FABULOUS HANDMADE LIVING KITCHEN**, Utility, Ground floor w/c. First Floor: **FIVE** bedrooms, **EN SUITE** and a **REFITTED** Family bathroom. Outside: Low maintenance rear garden, an **OVERSIZED** garage and Driveway parking. **MUST BE SEEN!**

Entrance Hallway

A large entrance hallway, with stairs off rising to the first floor and doors off to both reception rooms and the living kitchen. Radiator.

Living Room

A large room with a window to the front aspect and a radiator.

Sitting Room

A useful second reception room, which could be used as a playroom, a study or an additional sitting room.

Living Kitchen

This room is a particular feature of this property!

The kitchen has been refitted with a range of quality, handmade and bespoke cabinetry and the final result, is nothing short of fantastic!

There is a range of 'behind-door' storage solutions, a Siemens fitted electric oven, a further Siemens microwave combination oven with a warming drawer, and an integral larder fridge, together with a large central island with an integral dishwasher, induction hob and a sink with a Quooker boiling water tap and soap dispenser.

The living / dining area has ample space for family-sized furniture, Velux roof windows, large bi-folding doors and a feature Planika bioethanol fireplace.

Utility

With a door to outside and a window to the rear aspect, fitted with a further range of storage units with an integral freezer and space / plumbing for a washing machine. Door to the w/c, radiator.

Ground Floor Wc

Fitted with a low level w/c and a countertop-mounted wash basin with storage under. Radiator.

First Floor Landing

With doors off to all first floor accommodation and access to the loft space.

Bedroom

This large room, which has a feature vaulted ceiling, has a window to the front aspect, fitted wardrobes and a door to the ensuite. Radiator.

En Suite

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

Bedroom

With a window to the front aspect, fitted awardrobes, radiator.

Bedroom

With a window to the side aspect, radiator.

Bedroom

With a window to the rear aspect, radiator.

Bedroom

With a window to the front aspect, radiator.

Family Bathroom

Having been refitted with a modern and quality suite to include a low level w/c, pedestal wash basin and a bath with a shower over and a glass screen. Heated towel rail / radiator.

Outside

The enclosed and low maintenance rear garden is laid largely to artificial turf with an area of timber decking.

Gated side access leads to the front of the property, where there is driveway parking and access to the oversized double garage via an electrically operated door.

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.

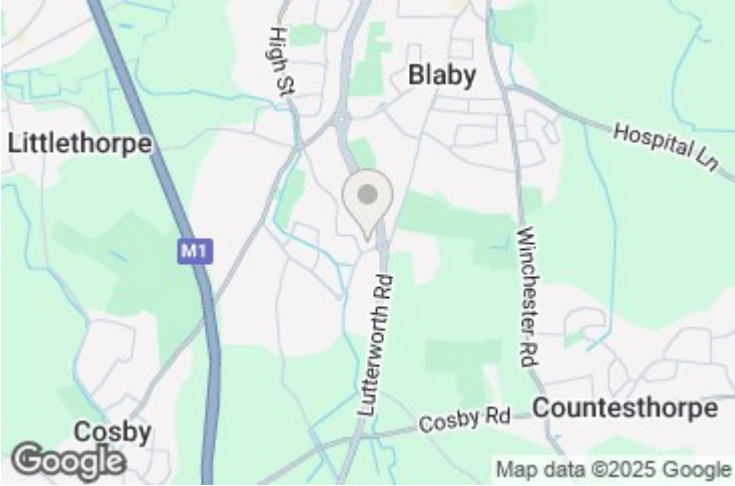
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(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



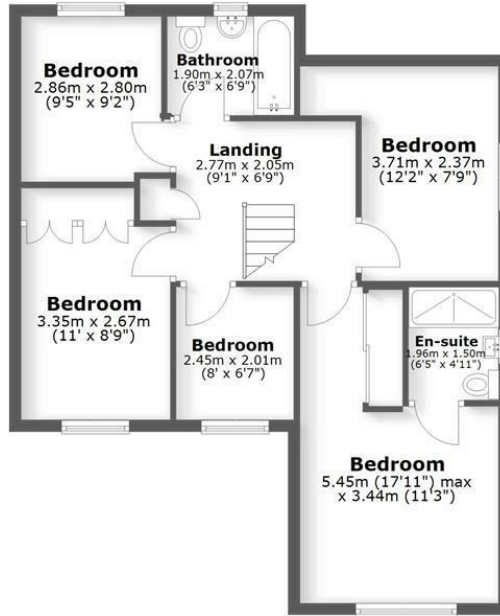
Ground Floor

Approx. 85.6 sq. metres (921.6 sq. feet)



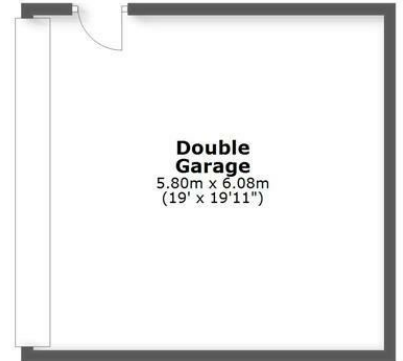
First Floor

Approx. 67.0 sq. metres (721.6 sq. feet)

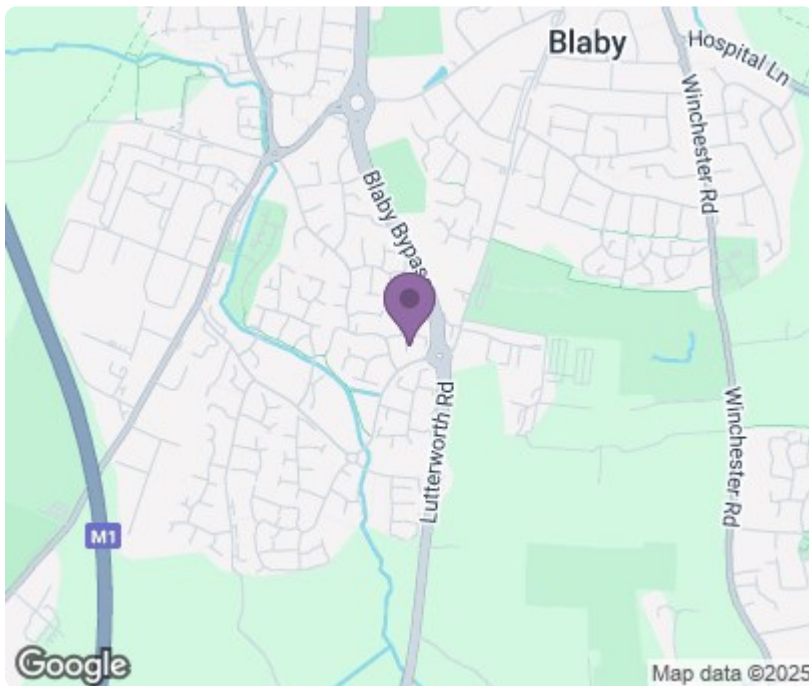


Outbuilding

Approx. 35.3 sq. metres (379.6 sq. feet)



Total area: approx. 187.9 sq. metres (2022.8 sq. feet)



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	
75	79
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	