



## 22 Southfield Close, Leicester, LE8 5UZ

**Offers Over £375,000**

An Outstanding Family Home With Open Countryside Views!

This exceptional family home has been meticulously maintained by the current owners and offers spacious, beautifully presented accommodation throughout. Enjoying attractive views over open countryside, the property provides a perfect blend of comfort, style, and practicality.

The accommodation briefly comprises an inviting entrance hallway, a modern dining kitchen, a useful utility room (with cloakroom storage), a bright and spacious living room, and a convenient ground floor W/C.

To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite facilities, together with a stylish family bathroom.

Externally, the property benefits from a private rear garden, driveway parking, and a generously sized garage, providing excellent storage and parking space.

Early viewing is highly recommended to fully appreciate what this outstanding home has to offer.

### **Entrance Hallway**

With stairs off rising to the first floor, and doors off to the Kitchen, W/C & Living room. Radiator.

### **Dining Kitchen**

The true hub of the home, this spacious dining kitchen enjoys pleasant views over the rear garden, with double-opening French doors providing direct access to the outside space.

The modern kitchen is fitted with a quality range of eye-level and base units, complemented by work surfaces and matching upstands. Integrated appliances include an electric oven with a gas hob and extractor hood above, together with space for a fridge freezer.

There is ample room to accommodate a family-sized dining table, creating an ideal space for both everyday living and entertaining. A door leads through to the utility room. Radiator.

### **Utility**

With a half-glazed door leading to the driveway, and access to a large storage cupboard. With space / plumbing for a washing machine and a tumble dryer / dishwasher. Radiator.

### **Living Room**

A light and airy room featuring three windows which flood the space with natural light, creating a bright and welcoming atmosphere. Radiator.

### **Ground Floor W/C**

Fitted with a low level W/C and wash basin. Radiator.

### **First Floor Landing**

With doors off to all first floor accommodation and a large storage cupboard.

### **Bedroom One**

This generously sized room features dual aspect windows and benefits from an en-suite. Radiator.

### **En Suite**

With a window to the side aspect, fitted with a low level W/C, wash basin and shower enclosure. Heated towel rail / radiator.

### **Bedroom Two**

With a window to the front aspect. Radiator.

### **Bedroom Three**

With a window overlooking open countryside, currently used as a home office, but is an excellent sized third bedroom. Radiator.

### **Bathroom**

With an obscured window, fitted with a low level W/C, wash basin and a bath with a glass screen and shower over. Radiator.

### **Outside**

The private rear garden is laid largely to lawn with a paved patio area and an area of raised timber decking.

Gated access leads to the driveway and, in turn, the larger than average 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](http://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) <b>A</b>			<b>94</b> <b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	