



## 3 Windermere Drive, Leicester, LE9 3HE

**Offers Over £625,000**

Occupying an exceptional plot of approximately 0.40 acres and enjoying far-reaching views across open countryside, this outstanding family home sets a new benchmark for quality and space.

Having been thoughtfully and significantly extended, the property has been meticulously maintained and presented to an exemplary 'show home' standard throughout. Offering deceptively spacious and beautifully proportioned accommodation, the home seamlessly blends versatile living spaces with refined finishes.

The ground floor is introduced via an impressive entrance hallway, leading to an elegant living room and a versatile sitting/dining room, ideal for both formal entertaining and everyday family life. A light-filled conservatory provides a tranquil space to enjoy the surrounding gardens, while the well-appointed kitchen is complemented by a separate utility/boiler room. A stylish ground floor shower room and W/C add further convenience.

To the first floor, four generously sized bedrooms are arranged around a central landing, including a superb principal bedroom complete with a dressing room and a private en suite. A dedicated study offers an ideal work-from-home environment, alongside a beautifully appointed family bathroom.

Externally, the property continues to impress, with a substantial rear garden offering both privacy and scope for outdoor entertaining. A double garage and extensive driveway parking complete this exceptional home.

Early viewing is essential to fully appreciate the scale, setting, and quality of accommodation on offer.

## Entrance Porch & Hallway



The porch opens into a spacious and inviting hallway, which provides access to most of the ground floor accommodation. A staircase rises to the first floor, and underfloor heating runs throughout the entire property, ensuring consistent comfort. The home also benefits from a built-in vacuum system, with convenient connection points located in both the hallway and the kitchen.

## Sitting Room



With dual-aspect windows flooding the space with natural light, this impressive room provides an elegant setting for more formal entertaining.

## Living & Dining Room



This spacious room is again flooded with natural light, featuring two side-aspect windows and an opening into the conservatory, while a wall-mounted electric fireplace provides an attractive focal point.

## Conservatory



An excellent addition to the property, providing a versatile additional living space with views over the enviable rear garden.

## Kitchen



Beautifully fitted with a range of modern base and eye-level units with chrome fittings, concealed under-cupboard and LED plinth lighting. Features include a five-ring gas hob, double oven, extractor, microwave, and integrated dishwasher. Work surfaces form a breakfast bar, with a sink unit, mixer taps, and waste disposal. There's space/plumbing for a fridge freezer.

## Utility Room



With a window to the side aspect, a further range of fitted storage units and space / plumbing for white goods.

## Store Room / Office



Currently used as a store room, but flexible in its use, with a window overlooking the rear garden and a further door to outside.

## Wc



Fitted with a low level w/c and wash basin.

## Shower Room



Fitted with a vanity wash hand basin incorporating mixer taps and storage beneath, complemented by a mirrored, illuminated cabinet.

Low-level WC and a spacious shower cubicle. Further benefits include a side-aspect window, tiled flooring, melamine wall panels, a heated towel rail, built-in storage cupboard, and inset LED ceiling lighting.

## First Floor Landing



With two Velux windows and doors off to all first floor accommodation.

## Bedroom One



The fabulous master bedroom suite has large windows to the rear with far-reaching views, and access leads to both the dressing room, and ensuite.

## En Suite



With a window to the rear aspect, fitted with a low level w/c, wash basin, bidet and shower enclosure.

### Dressing Room



With two Velux windows and ample fitted hanging and shelving spaces.

### Bedroom Four



With a window to the front aspect and eaves storage.

### Bedroom Two



With two Velux windows to the side aspect.

### Study



With a Velux window.

### Bedroom Three



With a window to the front aspect and eaves storage.

### Family Bathroom



With a Velux windows, fitted with a low level w/c, inset wash basin with storage under and a 'P' shaped bath with a glass screen and shower over.

## Outside



The fabulous rear garden is a particular feature of the property, being laid mainly to lawn and enjoying far-reaching views beyond. There are various well-established planted areas, along with a generous patio, greenhouse, and a metal shed which houses a ride-on lawn mower which is included in the sale.

To the front of the property is a large driveway 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?

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  - \* MORTGAGE advice available
  - \* NO sale no fee
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(2) These particulars do not constitute part or all of an offer or contract.

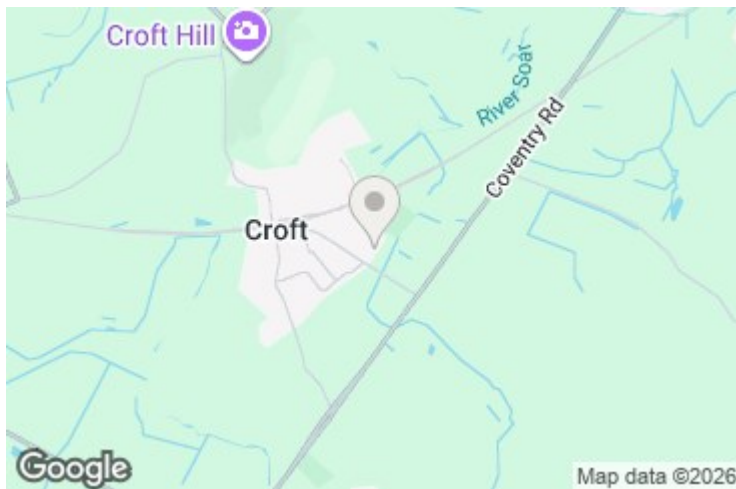
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(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) <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 energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	73	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very 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		