



52 Broadfield Way, Leicester, LE8 5XR

£534,950

A BEAUTIFULLY PRESENTED AND SIGNIFICANTLY EXTENDED, EXECUTIVE DETACHED FAMILY HOME! This property, which has been maintained to a SUPERB standard, has flexible and spacious accommodation, briefly comprising: Entrance hallway, Living room, Living kitchen with a GARDEN ROOM, Utility, A further Sitting room and a Ground floor w/c. To the first floor are four DOUBLE bedrooms, an En suite and a Family bathroom. Outside: Generous rear garden, Driveway parking and a garage.

Entrance Hallway



With stairs off rising to the first floor, double opening doors to the living room, and doors to the kitchen, sitting room and w/c. Radiator.

Living Room



This large room has a window to the front aspect, a feature log burning stove and double opening doors to the kitchen. Radiator.

Additional Image



Living Kitchen



This room is a particular feature of this property, with ample space for family sized living and dining furniture.

The garden room has double opening French doors to outside, large windows overlooking the rear garden and a radiator.

The kitchen area is fitted with a comprehensive range of eye level and base level storage units, with space for a Range style cooker and an integral dishwasher. Radiator.

Additional Image



Additional Image



Sitting Room



Additional Image



With a window to the front aspect, a feature wall mounted electric fire and a radiator. This further room is versatile in its use.

Ground Floor Wc



Additional Image



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

First Floor Landing

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

Utility

With doors to the outside and the garage. Fitted with a further range of storage units and space / plumbing for a washing machine and fridge / freezer. Radiator.

Bedroom



This large bedroom has a window to the front aspect, a range of built in wardrobes, ample space for a dressing table and further wardrobes. Door to the en suite, radiator.

Additional Image



Additional Image



En Suite



With a window to the front aspect, fitted with a low level w/c, inset sink with storage under and a shower cubicle. Heated towel rail / radiator.

Bedroom Two



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

Bedroom Three



with a window to the front aspect, radiator.

Bedroom Four



With a window to the rear aspect, radiator.

Family Bathroom



With a window to the rear aspect, fitted with a low level w/c, inset wash basin with storage under and a bath with a shower over and a glass screen. Heated towel rail / radiator.

Outside



The enclosed and generous rear garden is laid largely to lawn with

mature surrounding borders and a paved patio area. Gated side access leads to the front of the property, where there is a further area of lawn, ample driveway parking and access to the garage.

Additional Image



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.

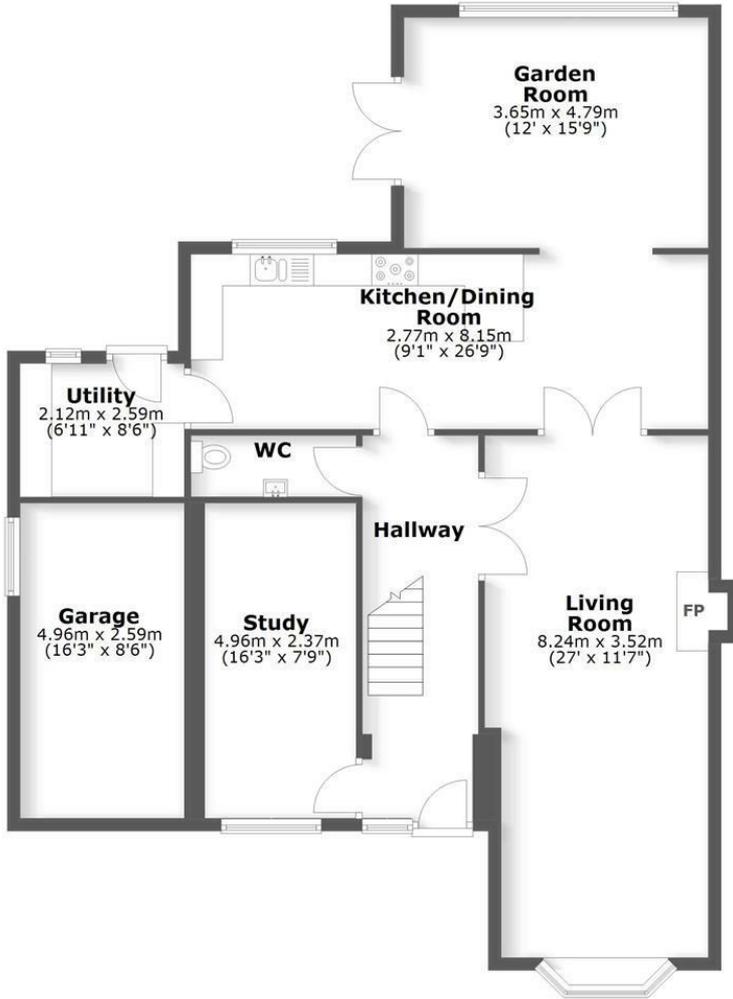
Opening Hours

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



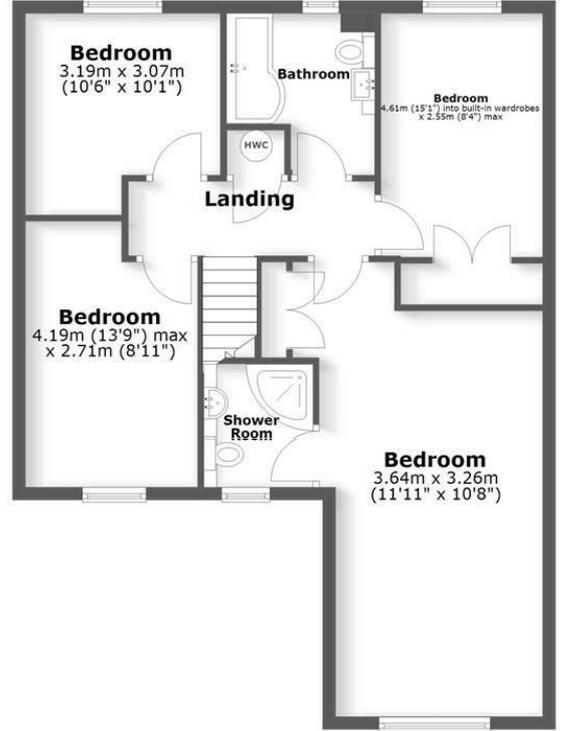
Ground Floor

Approx. 117.3 sq. metres (1262.7 sq. feet)



First Floor

Approx. 72.8 sq. metres (783.3 sq. feet)



Total area: approx. 190.1 sq. metres (2046.0 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 | | 72 | 77 |
| | 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 | | |