



## 17 Roy Close, Leicester, LE19 2DN

**£479,950**

Offered to the market with NO CHAIN, this substantial detached family home occupies a prime position in the heart of Narborough Village and has been impeccably maintained by the current owners.

The spacious and well-presented accommodation briefly comprises an entrance porch, welcoming hallway, generous living room, stylish refitted dining kitchen, separate dining room, utility room, downstairs WC, and a bright conservatory overlooking the garden.

To the first floor are four well-proportioned double bedrooms and a modern family bathroom.

Externally, the property benefits from a beautifully landscaped rear garden, ideal for outdoor entertaining and family enjoyment, together with a driveway providing ample off-road parking.

This exceptional family home combines generous living space, a sought-after village location, and move-in-ready presentation, making it an ideal purchase for a wide range of buyers.

### **Porch**

A large welcoming porch with windows to the front aspect and a further door to the hallway.

### **Hallway**

With doors off to the dining room, living room, and kitchen. Stairs rise to the first floor with useful storage under. Radiator.

### **Living Room**

With a feature real flame coal burning effect gas fire and doors to the conservatory. Radiator.

### **Refitted Dining Kitchenn**

Undoubtedly the heart of the home, this impressive refitted dining kitchen is a standout feature of the property. Fitted with an extensive range of eye-level and base-level units, complemented by elegant stone work surfaces and matching upstands, the room offers both style and practicality.

The kitchen is well equipped with two electric ovens, an electric hob with extractor hood over, and a selection of integrated appliances. Natural light floods the space through a rear-facing window and two Velux roof windows, creating a bright and welcoming environment ideal for everyday family living and entertaining. Radiator.

### **Utility**

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

### **Ground Floor W/c**

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

### **Dining Room**

With a window to the front aspect, radiator.

### **Conservatory**

A useful addition to the property providing a further versatile living space. With doors opening to the outside and windows overlooking the rear garden.

### **First Floor Landing**

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

### **Bedroom**

With a window to the front aspect, range of fitted wardrobes and storage units, radiator.

### **Bedroom**

With a window to the rear aspect, range of fitted wardrobes and storage units, radiator.

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With a window to the rear aspect, radiator.

### **Family Bathroom**

With a window to the rear aspect, fitted with a low level w/c, his and hers wash basins with storage under, a shower enclosure with a rainfall showerhead, and a separate bath. Heated towel rail / radiator.

### **Outside**

The enclosed rear garden is laid to a combination of lawn and paving, each with surrounding and well-stocked borders. Additionally, there is a large timber-built summer house with a hot tub inside which is included with the property. To the front of the property is driveway parking and access to the remainder of the 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.

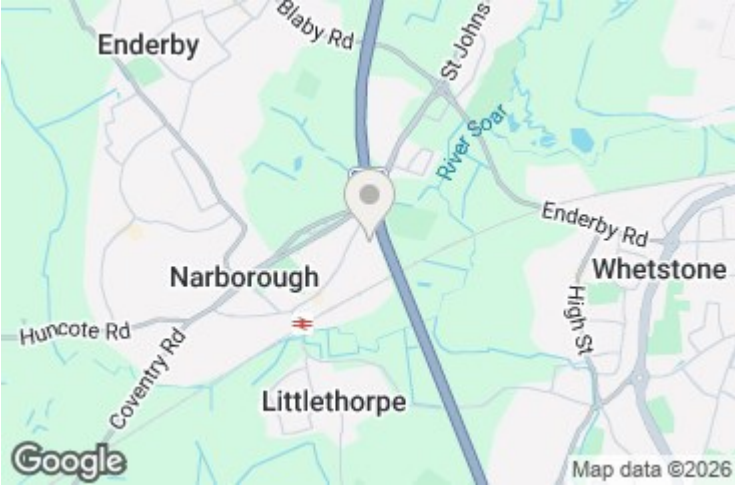
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

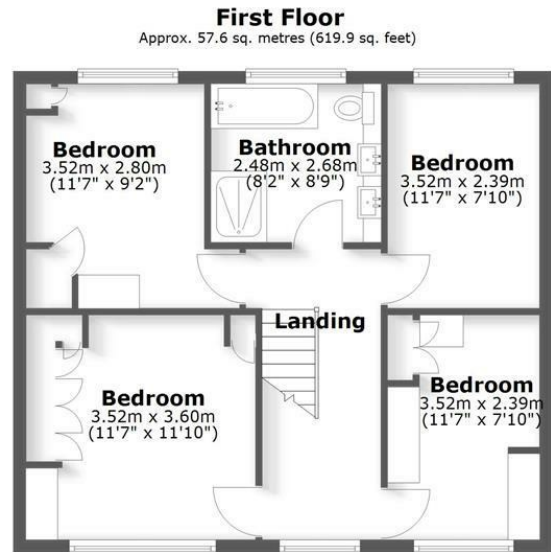
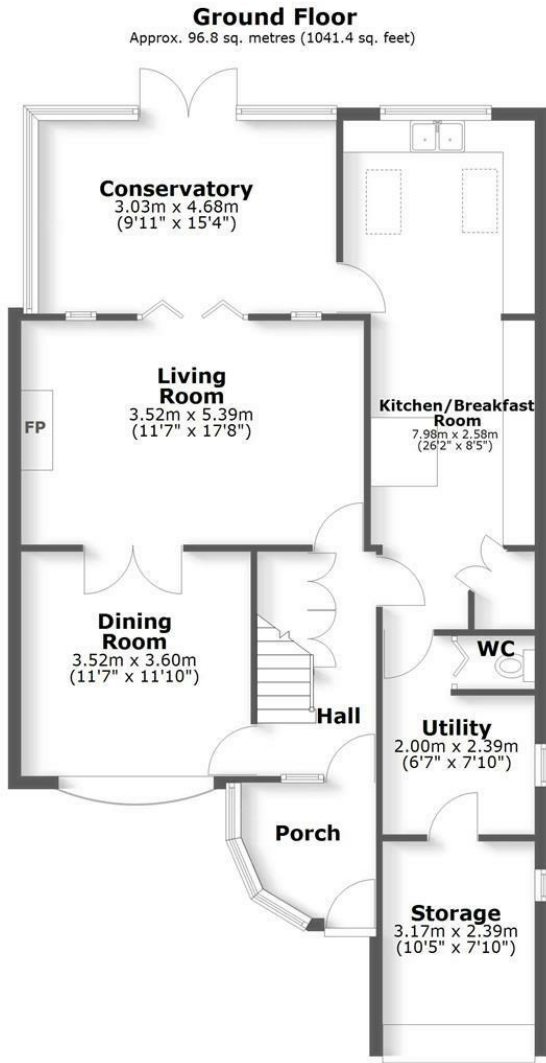
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

### **Opening Hours**

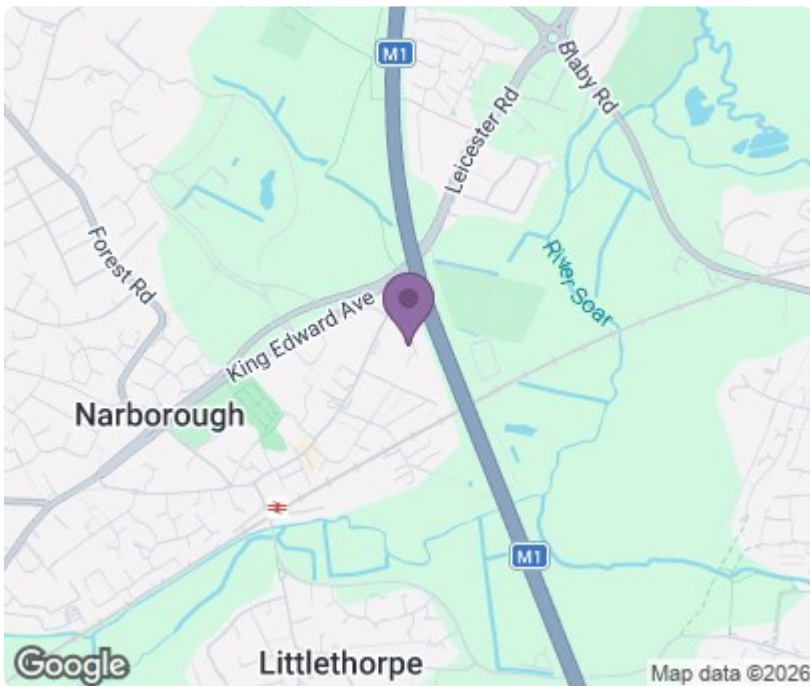
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm







Total area: approx. 154.3 sq. metres (1661.3 sq. feet)



| 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>65</b>                                   | <b>75</b> |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |

| 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 |           |
| England & Wales                                                 |           |
| EU Directive 2002/91/EC                                         |           |