



## 11 Bowling Green Close, Blaby, LE8 4DB

**£2,850 Per Month**

AVAILABLE MID AUGUST A rare opportunity to rent a brand-new executive family residence, set within a small and exclusive development by Messrs Elba Homes.

Beautifully designed and finished to an exacting standard, this exceptional home occupies a generous plot and offers expansive, well-balanced accommodation throughout. The ground floor is introduced by a welcoming entrance hallway, leading to a refined living room and an outstanding open-plan living/dining kitchen. This superb space forms the heart of the home, enhanced by large bi-fold doors opening directly onto the rear garden—creating a seamless connection between indoor and outdoor living, ideal for both entertaining and everyday family life. A separate utility room and a stylish ground floor W/C complete this level.

To the first floor, the property continues to impress with four generously proportioned double bedrooms. The principal suite benefits from a dressing room and a beautifully appointed en-suite shower room, while a second bedroom also enjoys its own en-suite. A dedicated home office provides valuable flexibility for modern working, complemented by a contemporary family bathroom finished to a high specification.

Externally, the home is further enhanced by a substantial rear garden, driveway parking, and an integral garage.

Note - Some of the images within this advert are from another similar property on the same development.

### **Entrance Hallway**

A spacious and welcoming entrance hallway sets the tone for the home, featuring a staircase rising to the first floor and providing access to the principal ground floor accommodation, including the living kitchen, living room and guest W/C. Underfloor heating runs throughout the ground floor, enhancing both comfort and efficiency.

### **Living Room**

A beautifully light-filled space, enhanced by a bay window to the front aspect and a further side window, creating a bright and airy dual-aspect feel.

### **Living / Dining Kitchen**

This is an exceptional living space, thoughtfully designed to create a true focal point of the home. Expansive five-panel bi-folding doors open onto the rear garden, complemented by two Velux windows and an additional rear-facing window, flooding the room with natural light and enhancing the sense of space.

The layout comfortably accommodates generous seating and dining areas, making it perfectly suited to both everyday family living and larger-scale entertaining. A door leads conveniently through to the utility room.

The bespoke kitchen is finished to an outstanding standard, featuring a comprehensive range of elegant wall and base units, beautifully paired with Quartz work surfaces. A full suite of high-quality integrated appliances includes twin electric ovens, an electric hob with extractor over, a full-height fridge and freezer and a dishwasher, all seamlessly incorporated to maintain the clean, contemporary aesthetic.

### **Utility**

The utility room is fitted with a matching range of storage units, providing both practicality and continuity of design. There is space and plumbing for a washing machine and tumble dryer, along with internal access to the garage.

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

With a window to the front aspect and a range of fitted storage units incorporating an inset wash basin and low-level W/C.

### **First Floor Landing**

The first floor landing is filled with natural light from a window to the front aspect and provides access to all first floor accommodation.

### **Bedroom One**

With a window to the front aspect, the principal bedroom is generously proportioned and features a large dressing room and a stylish en-suite. Radiator.

### **Dressing Room**

With ample space for a range of fitted wardrobes and / or storage units.

### **En Suite**

The stylish en-suite is appointed with a low-level W/C, an inset wash basin set within a vanity unit, and a spacious shower enclosure featuring a rainfall showerhead.

### **Bedroom Two**

With a window to the rear aspect and a door to another well appointed en suite.

### **En Suite**

Fitted with a low level w/c, an inset wash basin within a vanity unit and a large shower enclosure.

### **Bedroom Three**

With a window to the front aspect, radiator.

### **Bedroom Four**

With a window to the rear aspect, radiator.

### **Study**

A useful extra room which we think would make an excellent home office or nursery.

### **Family Bathroom**

With a window to the front aspect, fitted with a low level w/c, inset wash basin in a vanity unit, a bath and a shower enclosure. Heated towel rail / radiator.

### **Outside**

A particular feature of this exceptional home is the generous plot it occupies. The rear garden is notably spacious and enjoys a high degree of privacy, being predominantly laid to lawn and complemented by a well-proportioned paved patio - ideal for outdoor dining and entertaining.

To the front, a smart block-paved driveway provides ample parking and access to the integral garage.

### **Tenant Fees & Protection Information**

#### **TENANT FEES AND PROTECTION INFORMATION**

As well as paying the rent, you may also be required to make the following Permitted Payments:

#### **PERMITTED PAYMENTS**

Before the tenancy starts (payable to Carlton Estates)

Holding Deposit: An amount equal to one week's rent. (This will be deducted from the first rent payment)

Deposit: An amount equal to five weeks' rent.

During the tenancy (payable to Carlton Estates)

Payment of £50 plus vat or reasonable costs if higher if you want to change the tenancy agreement.

Payment of interest for late payment of rent. Interest will be charged at a rate of 3% over the Bank of England base rate for the period in which the rent is unpaid.

Payment in the event of loss of keys for the replacement and/or repair of keys/security devices.

During the tenancy (payable to the provider)

Utilities – Gas, Electricity, Water  
Communications – Telephone and Broadband  
Installation of Cable, Satellite, TV aerial  
Subscription to Cable, Satellite, TV licence  
Council Tax

Other Permitted Payments

Any other permitted payments not included above under the relevant legislation, including contractual breaches and damages.

Damages

The tenant(s) will be liable for any damages to any part of the property caused by the tenant. The costs of repair of any such damages and / or missed

contractual appointments will be billed directly to the tenant(s) and will be deducted from the deposit if they are unpaid at the end of the tenancy. Court action may be taken by the Landlord against the tenant to recover such unpaid costs during the tenancy.

#### TENANT PROTECTION INFORMATION

Carlton Estates are members of the following schemes:  
Client Money Protect (CMP) – Membership number – CMP001562  
CM Protect Limited  
Premiere House  
1st Floor  
Elstree Way  
Borehamwood  
WD6 1JH

The Property Ombudsman – Membership number – D0157  
The Property Ombudsman  
Milford House  
43 – 55 Milford Street  
Salisbury  
Wiltshire  
SP1 2BP

#### 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

#### Opening Hours

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



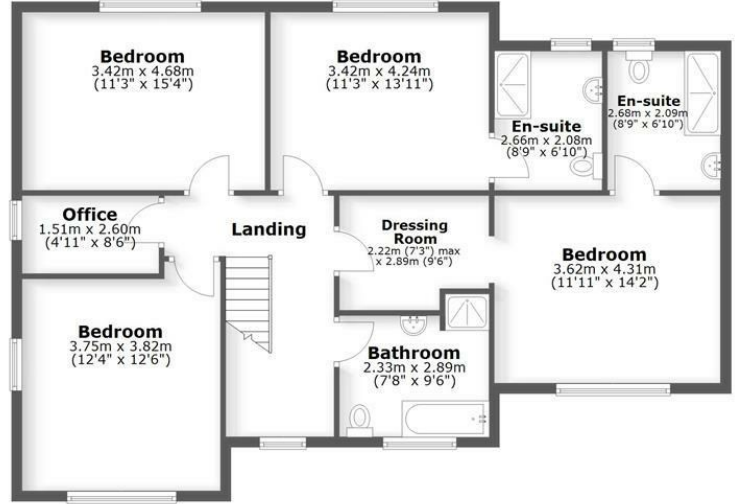
**Ground Floor**

Approx. 129.8 sq. metres (1396.8 sq. feet)

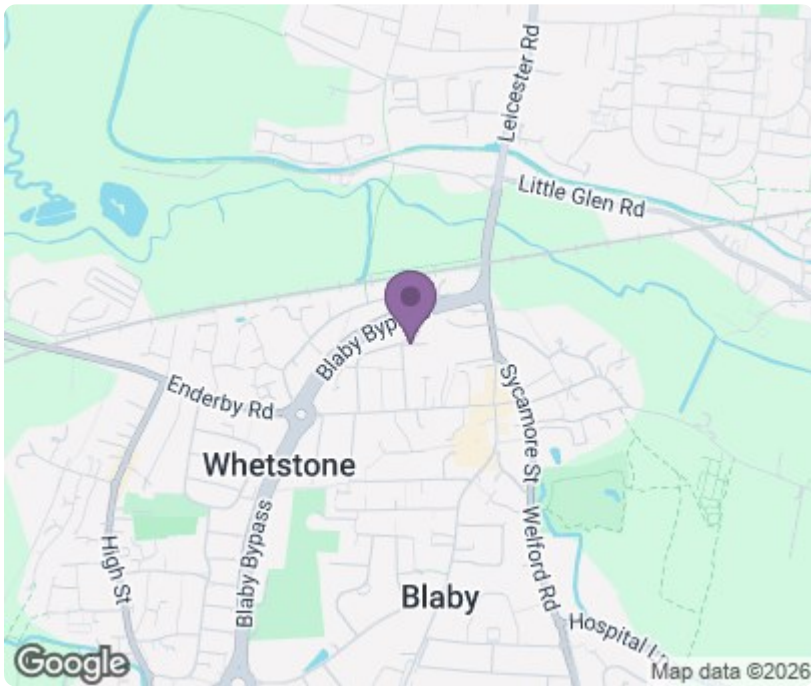


**First Floor**

Approx. 105.0 sq. metres (1130.5 sq. feet)



Total area: approx. 234.8 sq. metres (2527.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Vary 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		

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		