



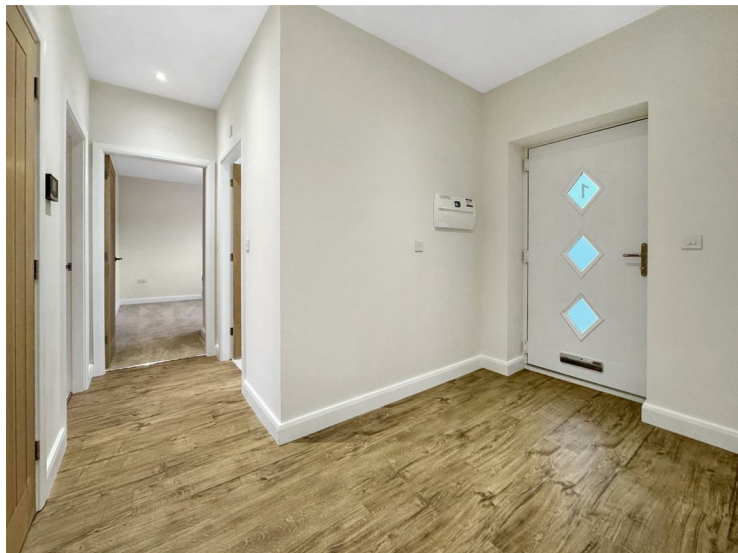
## 1 Bowling Green Close, Leicester, LE8 4DB

**£399,950**

Bowling Green Close an SELECT development of just 12 BRAND NEW, EXECUTIVE HOMES within easy reach of Blaby Town Centre.

Plot 1 is a spacious, quality BUNGALOW finished with a keen attention to detail, set on a generous plot with accommodation briefly comprising: Entrance hallway, Large OPEN PLAN Living / dining kitchen with a feature LOG BURNING STOVE, BI-FOLDING doors, and a quality HANDMADE kitchen with INTEGRAL appliances. There are two DOUBLE bedrooms and a modern BATHROOM. Outside: Enclosed rear garden with a GENEROUS patio and a BLOCKPAVED Driveway.

## Entrance hallway



A large hallway, with feature high ceilings and underfloor heating, which both continue throughout the property. Oak finish internal doors provide access to all accommodation.

## Open Plan Living / Dining / Kitchen

Living & Dining Area - 3.861 x 7.836 (plus bay) approx (12'8" x 25'8" (plus bay) approx)

Kitchen area - 3.723 x 2.41 approx (12'2" x 7'10" approx)

With a bay window to the front aspect and bi-folding doors to the rear garden.

The living area has a feature fireplace housing a wood burning stove.

The quality handmade kitchen comprises of a range of modern eye level and base level storage units, with quality worksurfaces and upstands over. There will be a fitted electric oven, a further microwave combi oven and an induction hob with an extractor hood over, together with an integral dishwasher, washing machine and fridge / freezer.

## Bedroom

19'8" x 9'6" (6 x 2.92)

With a large bay to the rear aspect with ample room for large bedroom furniture.

## Bedroom

10'2" x 11'5" (3.1 x 3.5)

A further double bedroom with a window to the front aspect.

## Bathroom



With an obscured window to the front aspect, fitted with a large walk-in shower enclosure, a custom built vanity unit and a low level w/c.

## Outside

The enclosed rear garden is laid largely to lawn, with a generously sized paved patio area.

To the side of the property is a block-paved driveway and an EV charger.

## 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.

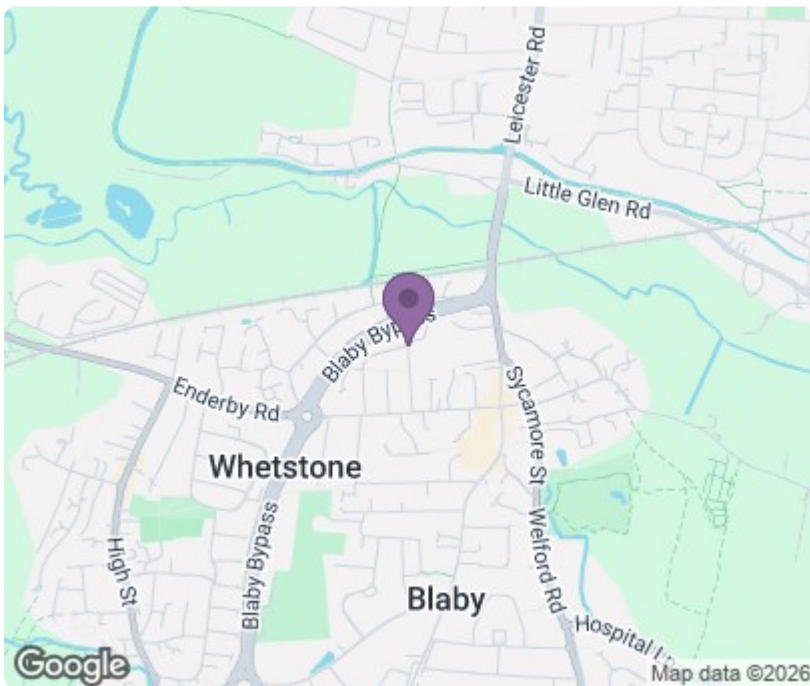
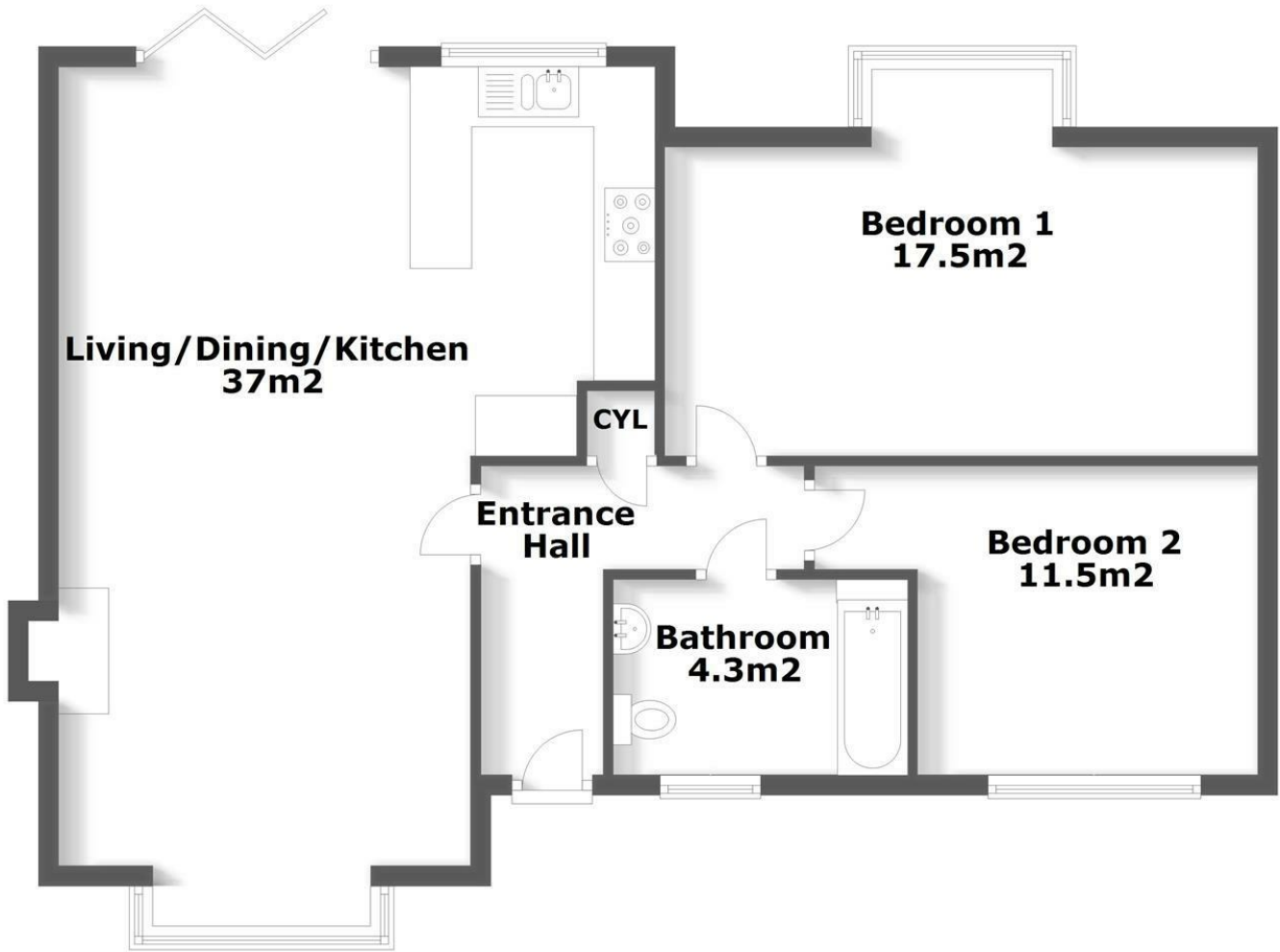
## Opening Hours



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



## Ground 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	

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	