



## 3 Westfield Close, Leicester, LE8 4BX

**£315,000**

Constructed in 2020 by the highly regarded Evans Heritage Developments, this outstanding home perfectly blends modern styling with high-quality craftsmanship. Beautifully presented throughout, the home is finished to an exceptional standard and continues to benefit from the balance of the NHBC warranty until 2030, offering added peace of mind.

Upon entering, a bright and inviting hallway sets the tone for the impressive specification found throughout. The living room provides a well-proportioned and comfortable space to unwind, while the striking dining kitchen serves as the true focal point of the home. Designed with contemporary cabinetry, a selection of integrated appliances, and generous space for both dining and socialising, it is perfectly suited to modern family life and entertaining alike. A conveniently located ground floor W/C completes the accommodation at this level.

Upstairs, three well-sized bedrooms offer flexibility for families, guests, or home working. The principal bedroom benefits from a stylish en suite shower room, while the remaining bedrooms are served by a modern family bathroom, fitted with sleek and contemporary sanitaryware.

Outside, the property enjoys off-street driveway parking and a thoughtfully landscaped, enclosed and private rear garden — ideal for outdoor dining, relaxation, or children's play.

Available with no onward chain, this superb home represents an excellent opportunity to secure a move-in ready property in immaculate condition.

### **Entrance Hall**

Entered via a stylish composite front door, the welcoming entrance hallway immediately sets the tone for the quality within. Doors lead to the living room and the well-appointed ground floor W/C.

Radiator.

### **Downstairs WC**

4'11" x 3'11" (1.5 x 1.2)

Low level WC, sink, heated towel rail

### **Living Room**

18'0" x 11'5" (5.5 x 3.5)

A window to the front elevation allows natural light to enhance the space, while a useful built-in storage cupboard provides practical convenience. A staircase rises to the first floor, with a door leading through to the impressive dining kitchen.

### **Dining Kitchen**

15'5" x 8'10" (4.7 x 2.7)

Finished with a sleek tiled floor, this superb dining kitchen enjoys both a window overlooking the rear garden and a door providing direct access outside, creating a wonderful connection between indoor and outdoor living.

The space is beautifully appointed with a comprehensive range of fitted wall and base units, complemented by coordinating work surfaces and contemporary detailing. Integrated appliances include an electric oven with hob and extractor canopy over, along with a fridge freezer, while a dedicated space is provided for a washing machine.

### **First Floor Landing**

The first-floor landing provides access to all bedrooms and the family bathroom. A window to the side elevation introduces natural light, enhancing the sense of space, while loft access offers additional convenience. A built-in storage cupboard discreetly houses the boiler.

### **Bedroom One**

11'5" x 11'5" (3.5 x 3.5)

With a window to the front aspect and a door leads to the stylish en suite. Heated towel rail.

### **En Suite**

The en suite is stylishly appointed with a contemporary shower enclosure, low-level W/C and sleek wash hand basin. An obscured window to the front elevation allows for natural light while maintaining privacy.

### **Bedroom Two**

8'10" x 8'6" (2.7 x 2.6)

With a window to the rear aspect.

### **Bedroom Three**

9'2" x 6'2" (2.8 x 1.9)

With a window to the rear aspect.

### **Bathroom**

7'10" x 6'6" (2.4 x 2)

The family bathroom is beautifully finished with a contemporary suite comprising a panelled bath with shower over and sleek glass screen, low-level W/C and a wash hand basin.

### **Outside**

The rear garden is predominantly laid to lawn, providing a quiet and private outdoor space, complemented by a paved patio area perfect for alfresco dining or entertaining. A gated side access leads to the driveway, which offers Convenient off-street parking and adds to the property's overall practicality and appeal.

### **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.

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  - \* REALISTIC valuations based on local market knowledge
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  - \* 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

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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.

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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.
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- (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



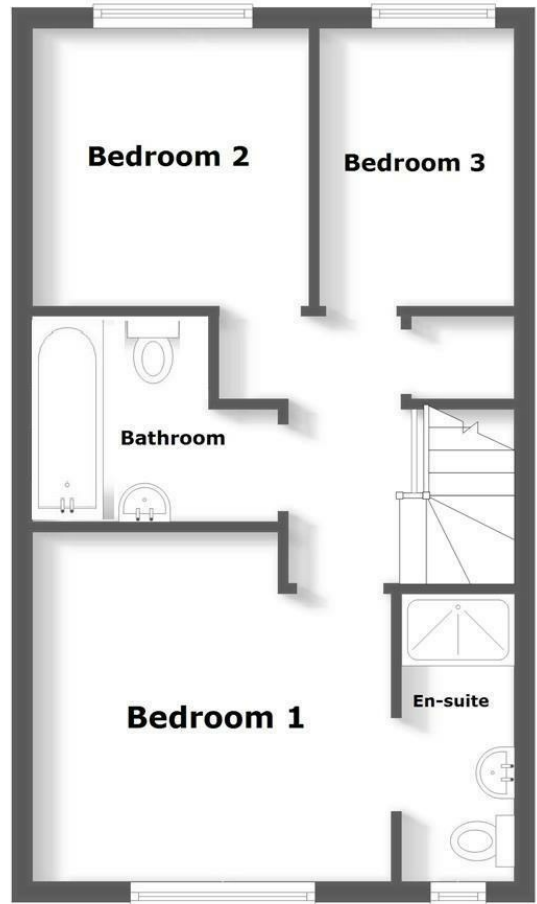
## Ground Floor

Approx. 39.0 sq. metres (419.9 sq. feet)

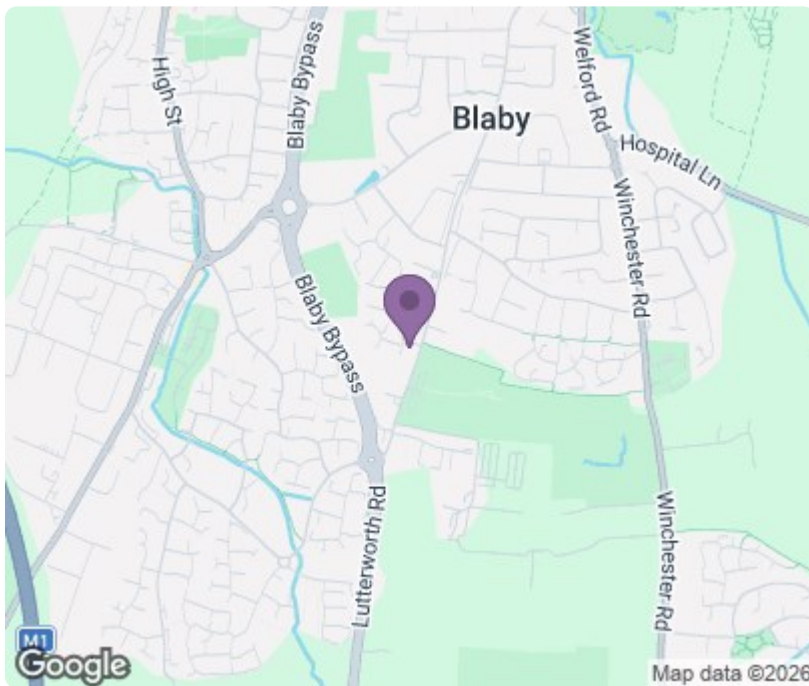


## First Floor

Approx. 38.7 sq. metres (417.0 sq. feet)



Total area: approx. 77.8 sq. metres (836.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>83</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	