CARLTON ESTATES
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> SALES & LETTINGS







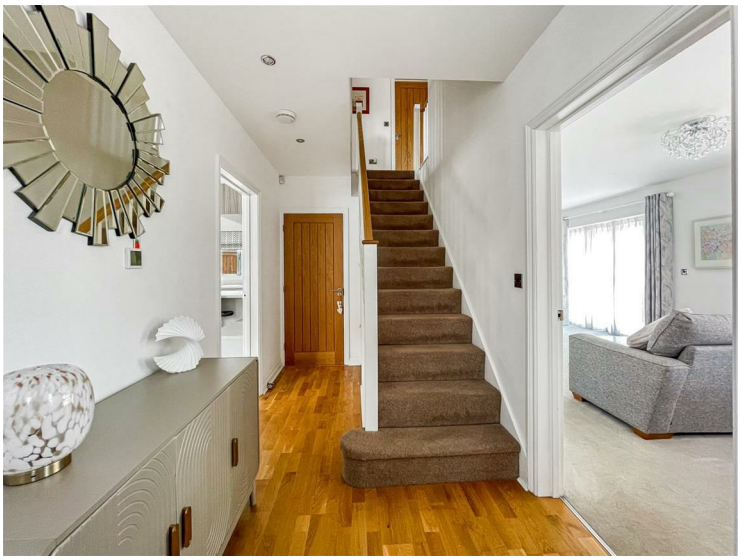


7 Stoney Rise, Leicester, LE9 4NP

O.I.R.O £430,000

A beautifully presented four-bedroom detached family home occupying a desirable position within an exclusive small development on the edge of Sapcote. Presented in exceptional condition throughout, the property offers stylish, contemporary accommodation, a single garage and generous driveway parking for four vehicles.

Entrance Hallway



Entering through the front door, a welcoming entrance hall provides access to the principal ground-floor accommodation and stairs rising to the first floor. Attractive flooring and zoned underfloor heating enhance the high-quality finish found throughout the ground floor.

Lounge



The spacious lounge is a bright and versatile reception space, benefiting from dual-aspect windows and French doors opening directly onto the patio and garden. The room benefits from underfloor heating.

Kitchen / Dining Room







Beautifully presented and designed with modern family life in mind, the kitchen offers an excellent range of contemporary units, generous preparation space and integrated appliances, together with space for a substantial dining table. Windows to several elevations provide plenty of natural light and create a bright, welcoming environment.

Utility Room



Adjoining the kitchen is a useful utility room, providing further storage, space and plumbing for laundry appliances and direct access to the rear garden.

WC



A convenient ground-floor WC completes the downstairs accommodation.

Landing



The landing provides access to four well-proportioned bedrooms and airing cupboard.

Main Bedroom



The principal bedroom is a particularly attractive dual-aspect room and benefits from its own private en-suite shower room.

En Suite



With a corner shower, pedestal wash basin, a low level WC and a Velux window proving natural light.

Bedroom Two



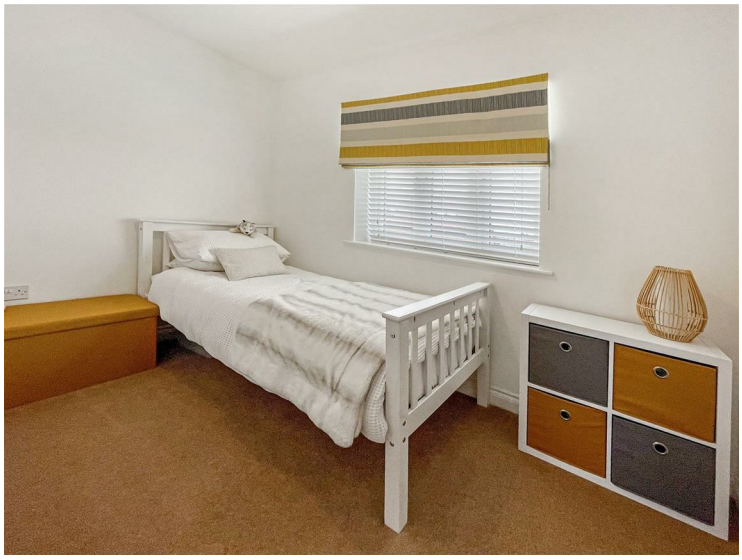
Generous double bedroom with dual aspect windows.

Bedroom Three



Double bedroom with window to side elevation.

Bedroom Four



Single bedroom with window overlooking the garden.

Bathroom




The family bathroom is finished to an excellent standard and includes both a separate bath and shower enclosure, a low level wc and a pedestal wash basin.

Garden





Outside, the rear garden is fully enclosed and beautifully maintained, featuring a generous lawn and paved patio areas providing an excellent setting for outdoor dining, entertaining and family use.

Front




To the front and side of the property is a block-paved driveway providing off-road parking for to four vehicles, together with a single garage featuring an electric door, offering valuable additional parking and storage.

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.
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* REGULAR client feedback
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* 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.

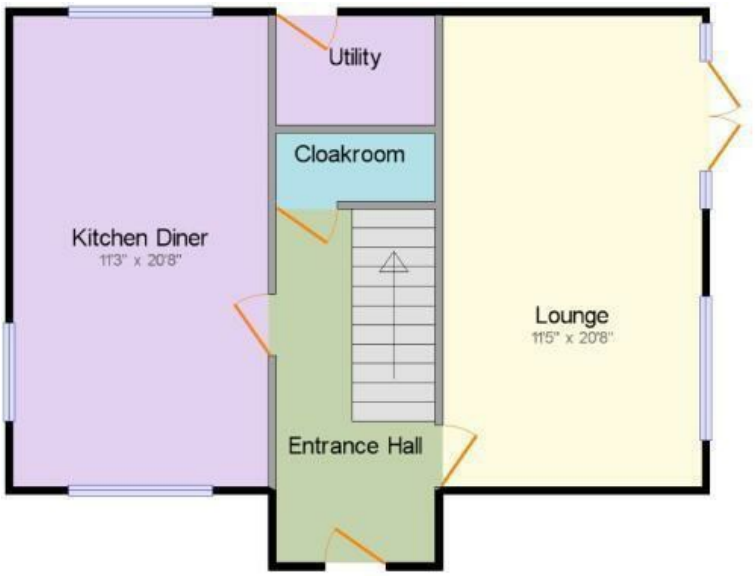
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(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.

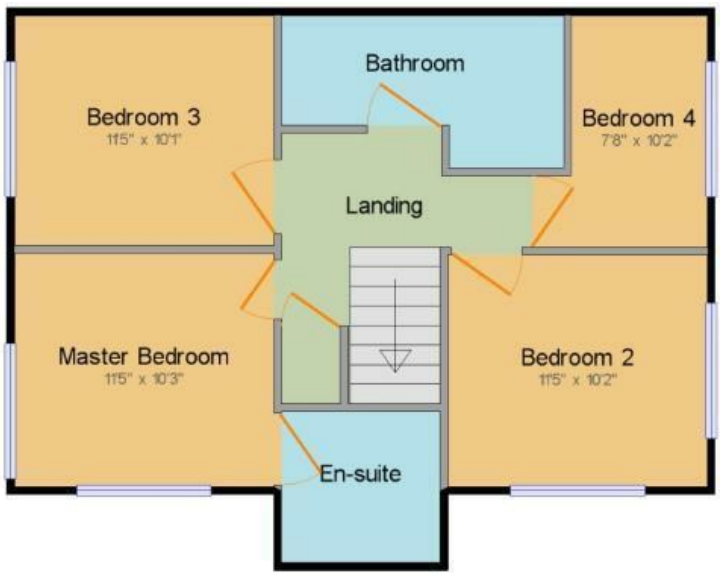
Opening Hours

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

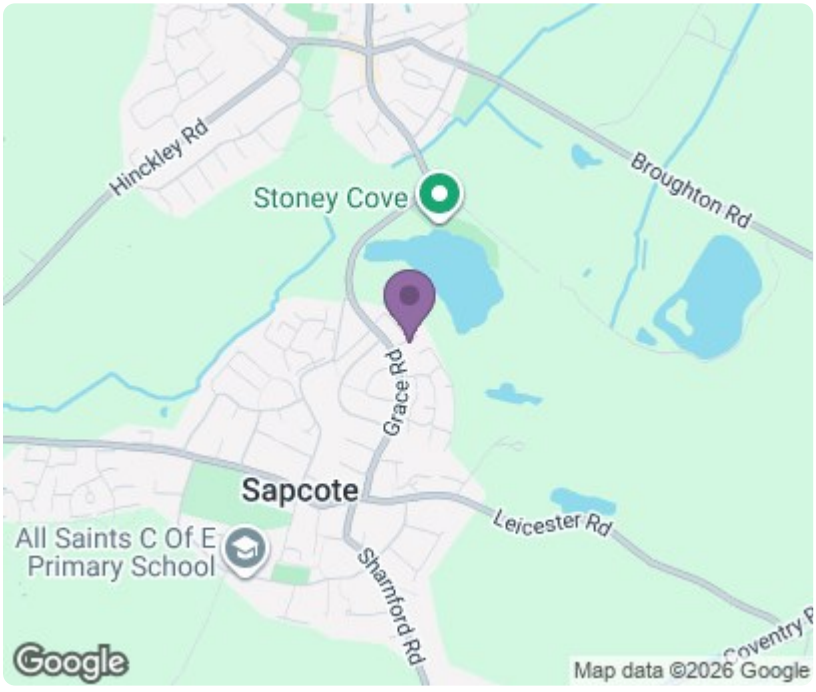


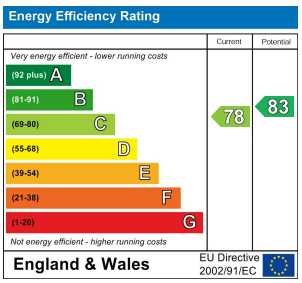


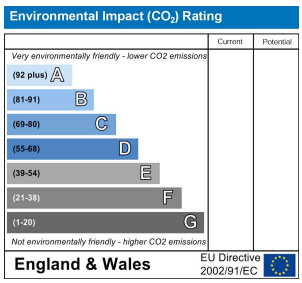
Ground Floor



1st Floor







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