CARLTON ESTATES
8 Station Road Narborough Leicestershire LE19 2HR
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> SALES & LETTINGS









12 Teasel Close, Leicester, LE19 3DZ

Offers Over £425,000

Situated in a popular cul-de-sac in Narborough, this beautifully presented four-bedroom detached home offers stylish and spacious accommodation ideal for family living.

The accommodation comprises: Entrance area, ground-floor WC, spacious lounge and an impressive open-plan kitchen/dining room. Upstairs are four bedrooms and a modern four-piece family bathroom.

Outside, the property benefits from driveway parking, a detached garage and an attractive, low-maintenance rear garden with paved seating areas and artificial lawn. Viewing is highly recommended.

Entrance Hallway
Entered via a composite front door, with access to the dining room, the lounge and a door to the wc.

WC

Dining Area
With a large window to the front aspect and opening into the kitchen, creating an excellent space for dining and entertaining. Radiator.

Kitchen Area
With a window and door to the rear aspect. Fitted with a range of wall and base storage units with work surfaces over, a sink and drainer, fitted oven, hob with extractor and a wine cooler. Open access leads through to the dining area.

Living Room
A spacious reception room with a large window to the front aspect and French doors opening onto the rear garden. Radiator.

Landing
With doors leading to all four bedrooms and the family bathroom.

Bedroom One



A generous double bedroom with a window to the front aspect and a door to a storage cupboard. Radiator.

Bedroom Two



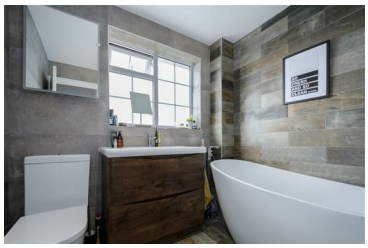
A generous double bedroom with a window to the front aspect and fitted wardrobes. Radiator.

Bedroom Three
With a window to the rear aspect and a radiator.

Bedroom Four
With a window to the rear aspect and a radiator.

Bathroom





With an obscure window to the rear aspect. Fitted with a modern four-piece suite comprising a freestanding bath, separate shower enclosure, low-level WC and wash hand basin set within a vanity unit.

Outside
To the front is a resin driveway which provides off-road parking. The enclosed rear garden has been landscaped for ease of maintenance, with paved seating areas, a pergola, artificial lawn, decorative borders and ambient lighting and gated access.
To the rear is an additional driveway space leading to a garage which is accessed by an electrically operated door.

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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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.

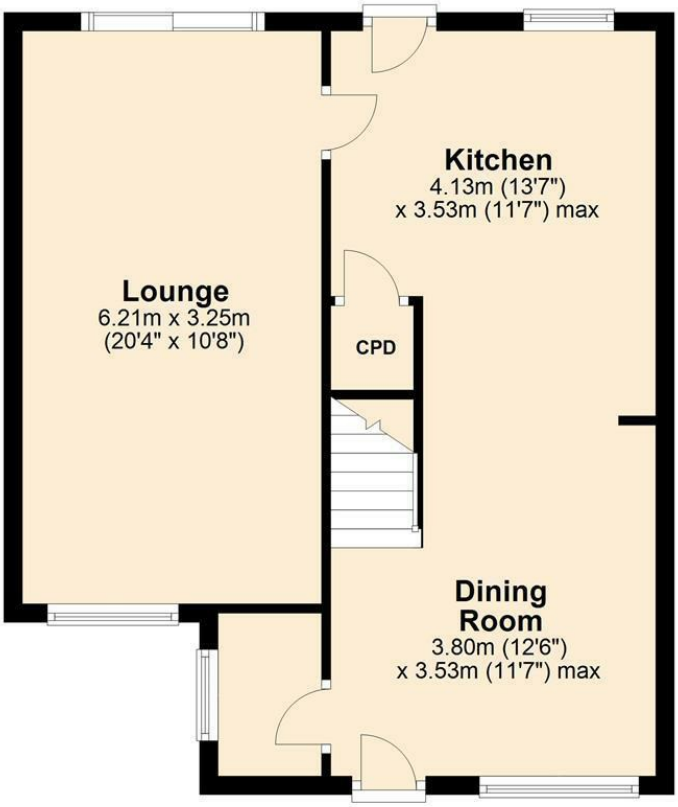
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

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



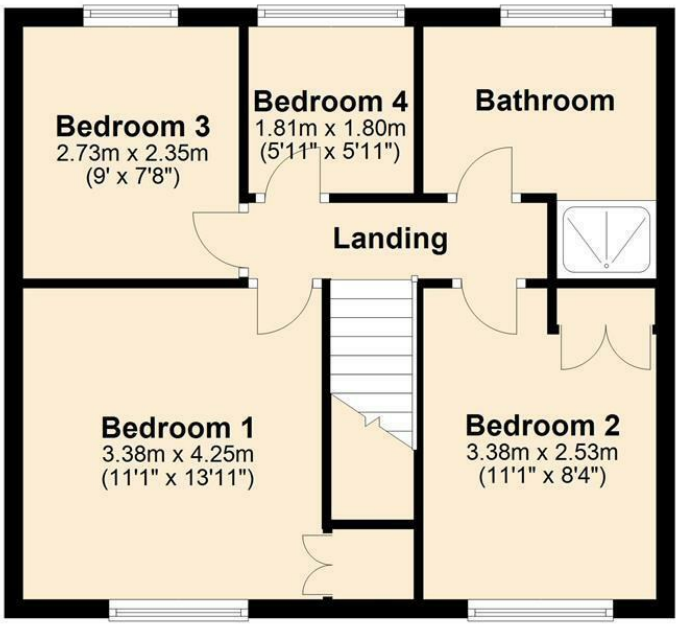
Ground Floor

Approx. 51.4 sq. metres (553.8 sq. feet)



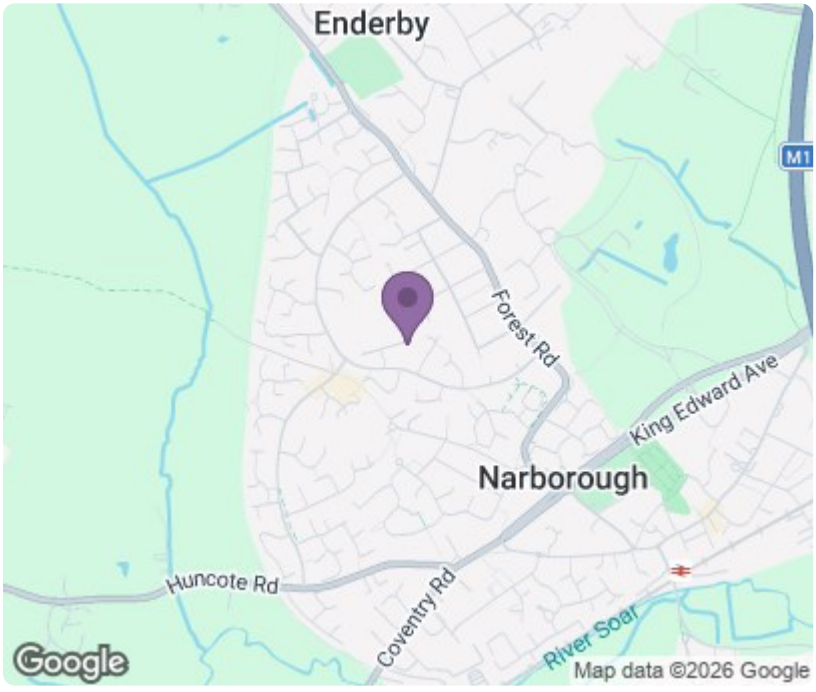
First Floor

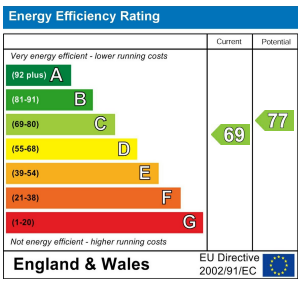
Approx. 42.7 sq. metres (459.9 sq. feet)

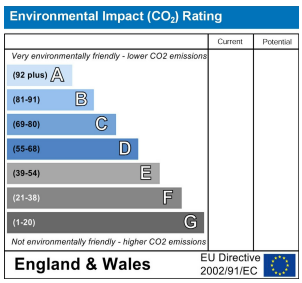


Total area: approx. 94.2 sq. metres (1013.7 sq. feet)

This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.







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