



1 Osprey Close, Leicester, LE9 6RS

£324,950

A deceptively spacious detached family home on a corner plot and within walking distance of the Broughton Astley Village centre! This property, which has been updated by the current vendors, has spacious and flexible accommodation briefly comprising: Entrance hallway, REFITTED kitchen, Living room, a LARGE CONSERVATORY and a further sitting room / home office which has space to use as utility. First Floor: Three double bedrooms and a Family bathroom. Outside: Enclosed rear and side gardens and Driveway parking. **MUST BE SEEN!**

Entrance Hallway

With stairs off rising to the first floor. Radiator.

Refitted Kitchen



The modern kitchen opens seamlessly on to the living room, creating a family-oriented open plan living area.

The kitchen has a window to the front aspect and is fitted with a modern range of eye level and base level storage units with work surfaces over. There is a fitted electric oven with a gas hob and an extractor hood over, together with an integral fridge and freezer.

Living Room



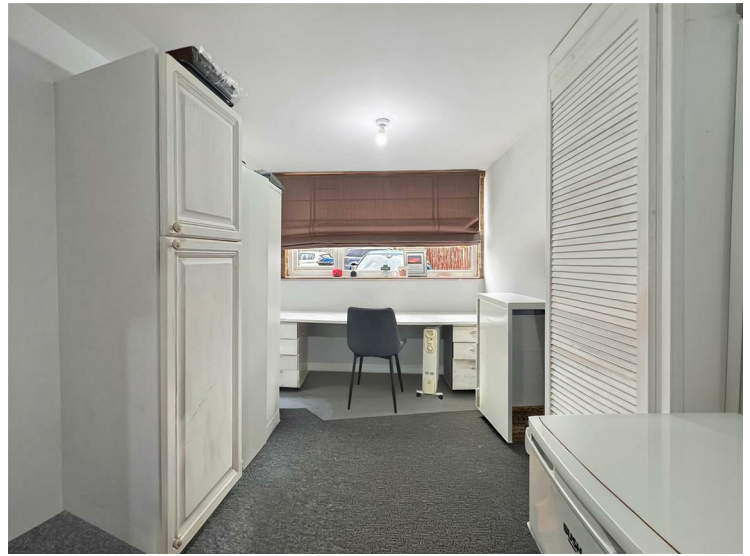
With two double opening patio doors opening to both the outside and the conservatory. Radiator.

Large Conservatory



This large room has double opening patio doors to outside and windows overlooking the rear garden. Radiator.

Home Office / Utility



Formerly the garage, this useful room now provides a further versatile space, with a window to the front aspect and a wall mounted combination boiler. At present this room is used as a home office and a utility space as it is easily accessible from kitchen.

First Floor Landing

With doors off to all first floor accommodation.

Bedroom One



With a window to the rear aspect, radiator.

Bedroom Two



With a window to the rear aspect, radiator.

Bedroom Three



With a window to the front aspect, radiator.

Family Bathroom



With a window to the front aspect, fitted with a low level w/c, countertop mounted wash basin and a bath with a glass screen and shower over. Radiator.

Outside



The pleasant garden is divided into two main areas. The rear section is laid to lawn with various planted areas and an area of timber decking, whereas the side area is laid to a paved finish - perfect for alfresco dining!

To the front of the property, there is driveway parking with a door giving side access to the rear garden.

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.

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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:

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 - * 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
- 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.

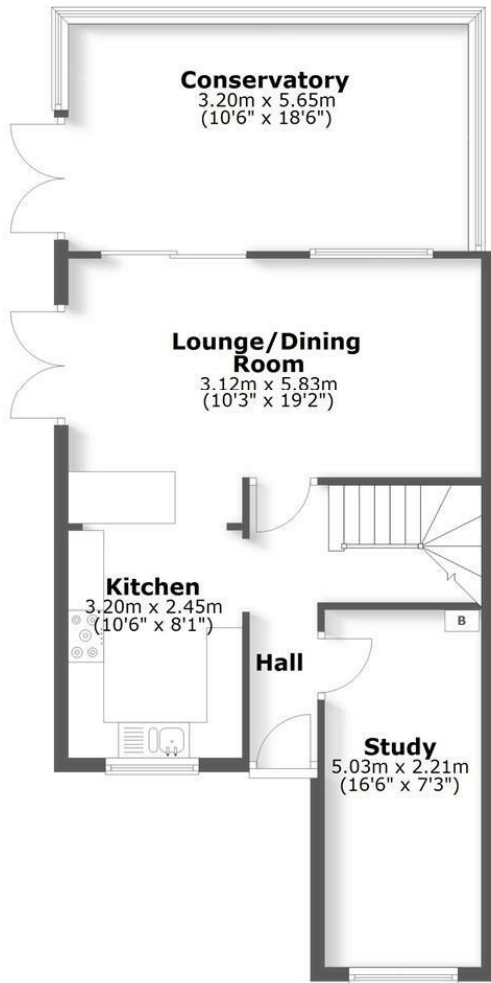
Opening Hours

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



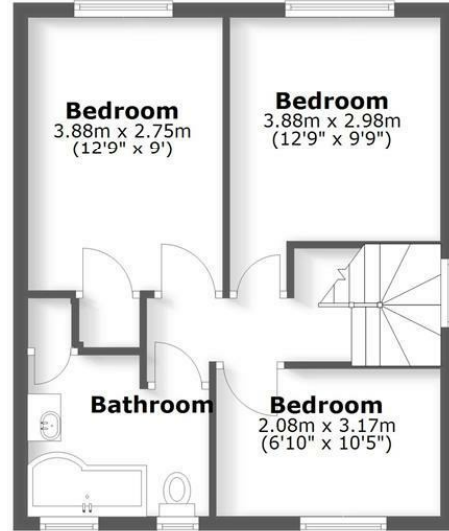
Ground Floor

Approx. 66.2 sq. metres (712.7 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.0 sq. feet)



Total area: approx. 107.4 sq. metres (1155.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Vary environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	