

## 6 Bosworth Close, Leicester, LE9 6AN

**£599,950**

OVERLOOKING OPEN COUNTRYSIDE, this IMPRESSIVE and BRAND NEW executive detached family home is NOW AVAILABLE TO RESERVE!

Situated within a select development of just six other homes and accessed via ELECTRICALLY OPERATED GATES, this family home has been finished to EXACTING STANDARDS with a range of QUALITY FIXTURES AND FITTINGS THROUGHOUT!

The accommodation briefly comprises: Entrance lobby, Hallway, FABULOUS LIVING / DINING KITCHEN, Separate living room, Utility room, W/c. First Floor: Large landing with a sitting / snug area, Four bedrooms, TWO EN SUITES and a Family bathroom. Outside: Enclosed rear garden, Garage and Driveway.

### **Entrance Lobby & Hallway**

A large entrance with doors off to all ground floor accommodation, stairs off rising to the first floor and underfloor heating which continues through the ground floor.

### **Living / Dining Kitchen**

31'8" (max) x 12'7" (9.66 (max) x 3.84)

Arguably the 'hub' of this property, with dual aspect windows, a large roof lantern and feature bi-folding doors which frame the fabulous views of open countryside, collectively create an excellent room for entertaining and / or relaxing!

The quality kitchen is fitted with a range of eye level and base level storage units with Quartz worksurfaces over and matching upstands. There is a fitted electric oven, a microwave combination oven, an induction hob with an extractor hood over, together with an integrated dishwasher, fridge, and freezer.

### **Living Room**

12'6" x 9'10" (3.83 x 3.00)

With double opening French doors and a feature log burning stove.

### **Utility**

5'6" x 4'1" (1.69 x 1.26)

### **Ground Floor Wc**

### **First Floor Landing**

The large landing has doors off to all first floor accommodation, along with a large picture frame window. The landing area, in our opinion, would be suitable for a home office area, and / or an additional sitting area.

### **Bedroom**

19'9" (max) x 12'10" (max) (6.03 (max) x 3.92 (max))

With dual aspect windows and two radiators, with access to the en-suite

### **En Suite**

Fitted with a low level w/c, inset wash basin and a shower enclosure. Heated towel rail / radiator.

### **Bedroom**

12'6" (max) x 11'11" (max) (3.83 (max) x 3.64 (max))

With a window overlooking open countryside, a radiator and a door to the en suite.

### **En Suite**

Fitted with a low level w/c, inset wash basin and a shower enclosure. Heated towel rail / radiator.

### **Bedroom**

14'7" (max) x 10'1" (max) (4.45 (max) x 3.08 (max))

### **Bedroom**

8'1" x 9'2" (2.47 x 2.81)

### **Family Bathroom**

Fitted with a low level w/c, inset wash basin and a bath with a glass screen and shower over.

### **Outside**

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

To the front of the property is driveway parking and access to the garage via 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.

### **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.

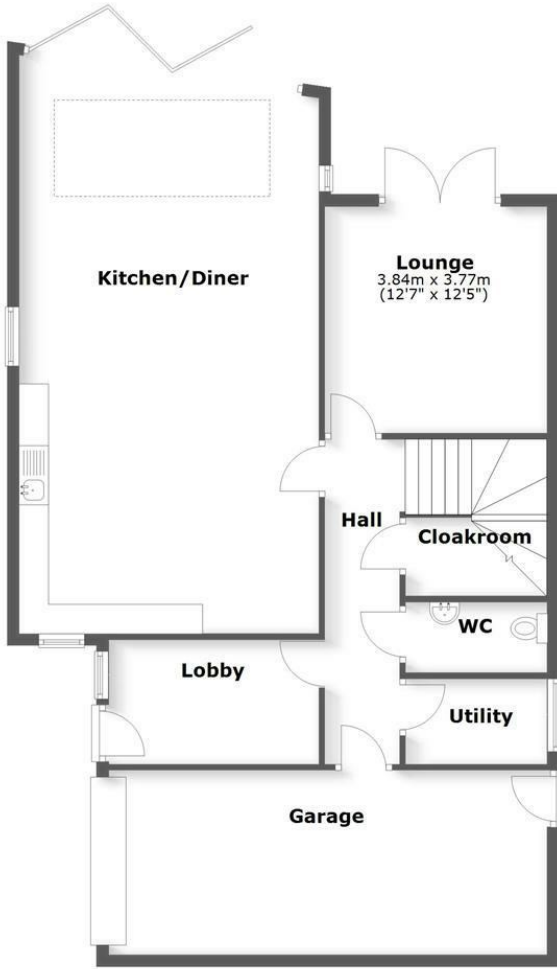
### **Opening Hours**

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



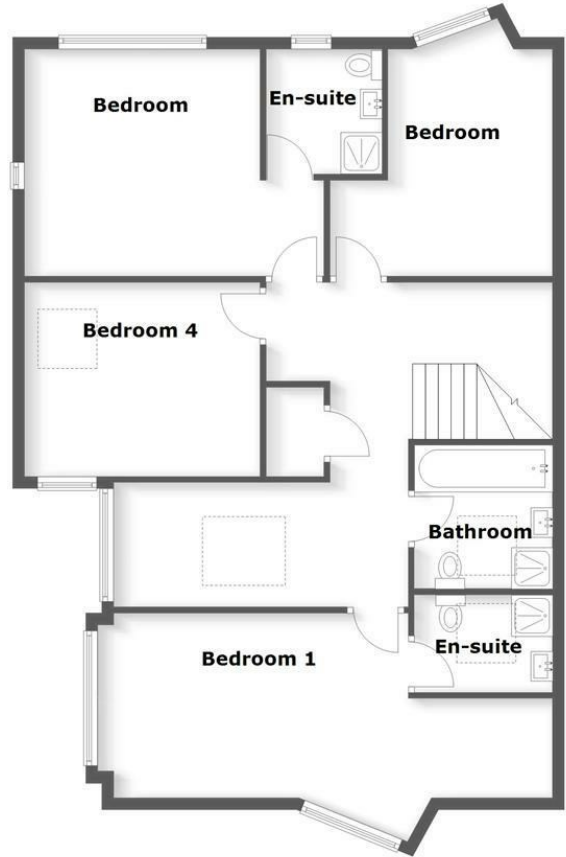
### Ground Floor

Approx. 116.4 sq. metres (1252.8 sq. feet)



### First Floor

Approx. 107.2 sq. metres (1153.7 sq. feet)



Total area: approx. 223.6 sq. metres (2406.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Vary 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
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		