



## 16 The Burrows, Leicester, LE19 3WS

**£489,950**

Situated on arguably one of the most sought after roads on 'The Pastures' development in Narborough! This executive detached family home, which has scope to extend, (subject to planning), has well appointed and spacious accommodation briefly comprising: Entrance hallway, Living room, Dining room, Conservatory, Kitchen, Utility, W/c. First Floor: Four good sized bedrooms, one with an En suite, and a Family bathroom. Outside: Beautifully maintained gardens, Driveway and a Double garage.



### Entrance Hallway



With doors to the kitchen, w/c and living room, stairs off rising to the first floor, radiator.

### Dining Room



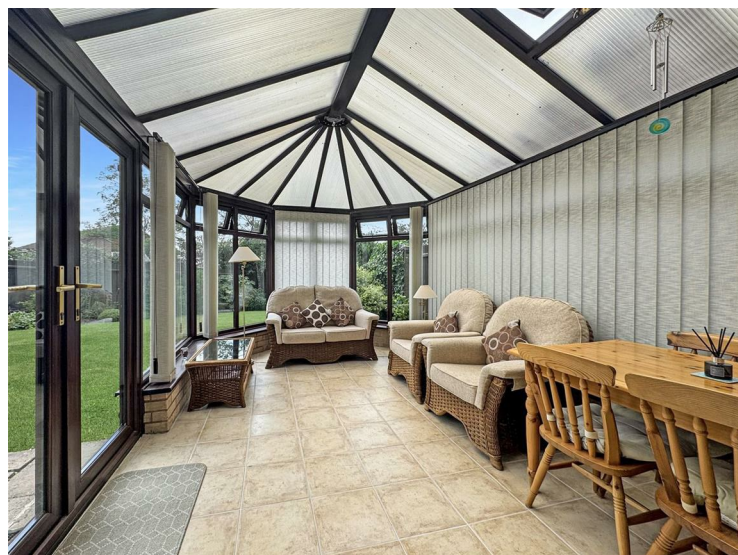
With a door to the kitchen and sliding doors to the conservatory. Radiator.

### Living Room



With a bay window to the front aspect, feature real flame coal burning effect gas fire, double opening doors to the dining room, radiator.

### Conservatory



This excellent addition to the property provides a further versatile living space. Of brick, block and Upvc construction with windows overlooking the rear garden and doors to outside.

### Additional Image





## Kitchen



With two windows to the rear aspect and a door to the utility.  
Fitted with a range of eye level and base level storage units with worksurfaces over and tiled splashback. There is a fitted double electric oven, an electric hob and extractor hood over, together with a range of internal appliances. Radiator.

### Additional Image

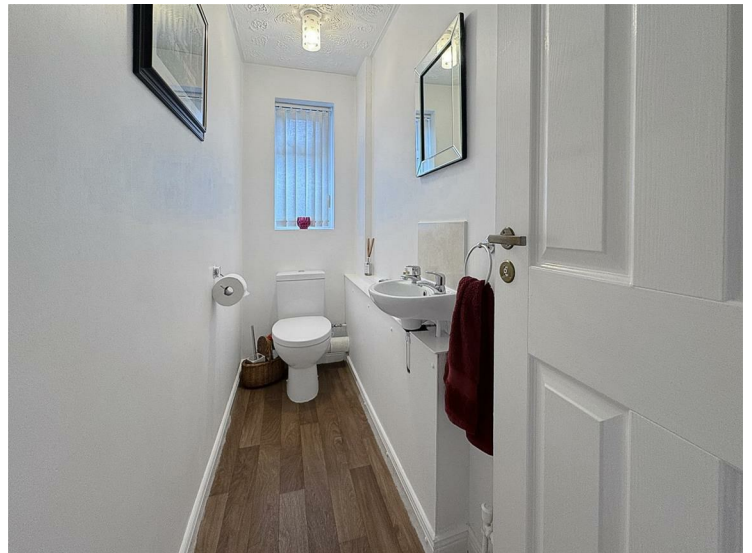


## Utility



Fitted with a further range of storage units and space / plumbing for a washing machine and tumble dryer. Door to outside, radiator.

## Ground Floor Wc



With a window to the side aspect, fitted with a low level w/c, wash basin and a radiator.

## First Floor Landing

With doors off to all first floor accommodation and access to the loft space.



### Bedroom One

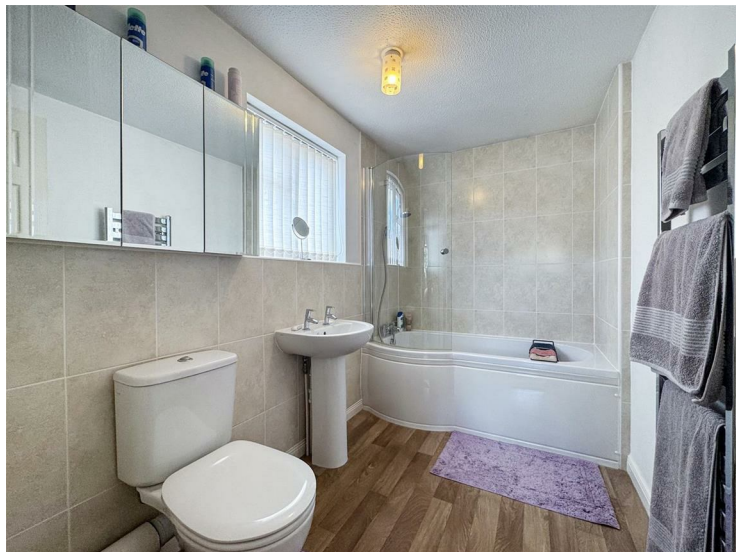


With a window to the front aspect, fitted with a comprehensive range of wardrobes and storage units, door to the en suite, radiator.

#### Additional Image



### En Suite



With a window to the side aspect, fitted with a low level w/c, wash basind and a 'P' shaped bath with glass screen and shower over. Heated towel rail / radiator.

### Bedroom Two



With a bay window to the front aspect, fitted wardrobes and a storage cupboard, radiator.

### Bedroom Three



With a window to the rear aspect, fitted wardrobes, radiator.

### Bedroom Four



With a window to the rear aspect, radiator.



## Family Bathroom



With a window to the rear aspect, fitted with a low level w/c, wash basin and a shower enclosure. Radiator.

## Outside



The enclosed and beautifully maintained rear garden is laid largely to lawn with mature and well-stocked surrounding borders which create year-round interest, together with various seating areas. To the front of the property is a further area of lawn, driveway parking and access to the double garage.

## Additional Image



## Additional Image



## Additional Image



## 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.

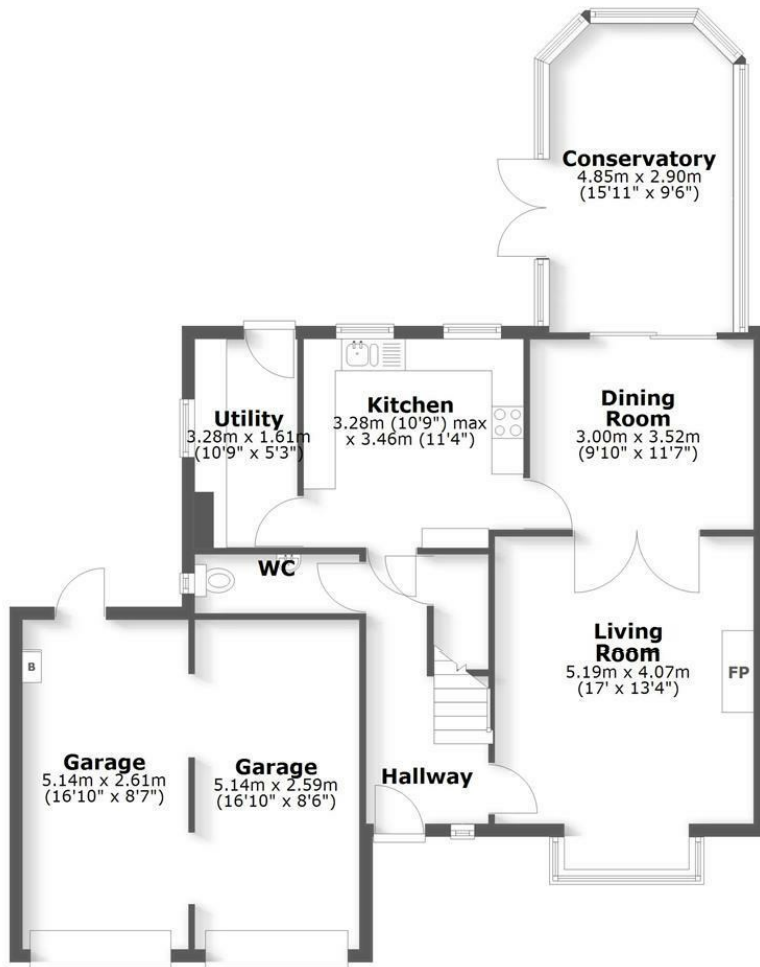
### **Opening Hours**

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



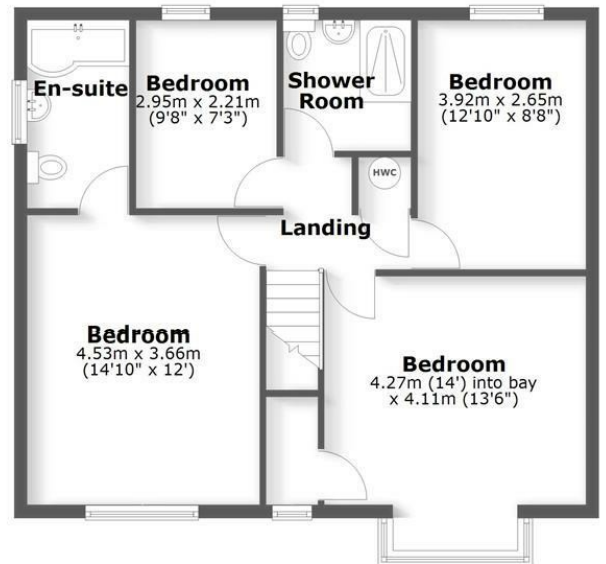
## Ground Floor

Approx. 100.3 sq. metres (1079.1 sq. feet)

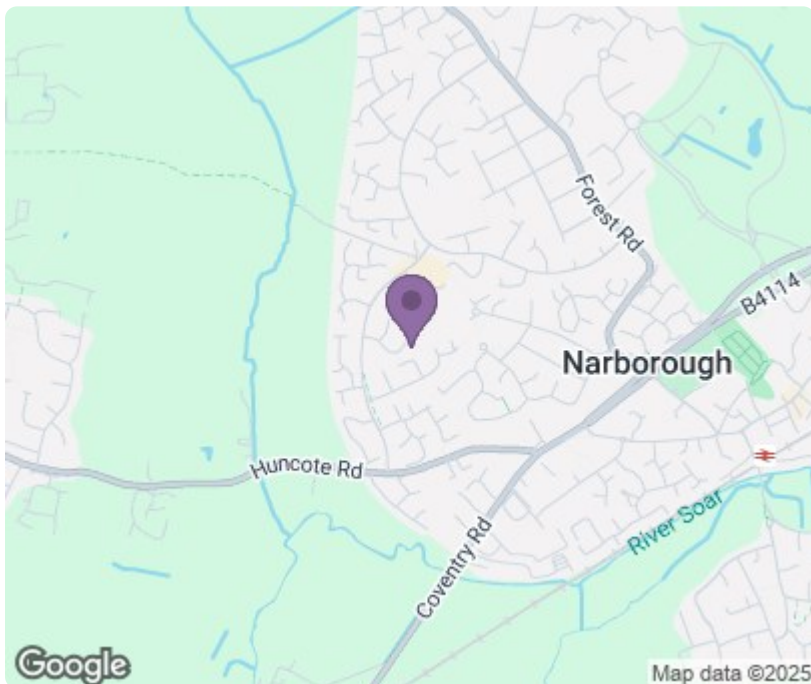


## First Floor

Approx. 67.5 sq. metres (726.7 sq. feet)



Total area: approx. 167.8 sq. metres (1805.9 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very 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>68</b>	<b>76</b>
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very 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>	
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