CARLTON ESTATES

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

7 Willow Close, Leicester, LE19 2JE

£330,000

A significantly extended detached family home occupying a generous plot, tucked away within a quiet cul-de-sac location. Beautifully maintained by the current owners, this impressive property offers spacious and versatile accommodation throughout, briefly comprising: entrance hallway, living room, modern kitchen, dining room, additional sitting room, and a ground floor WC.

To the first floor are three well-proportioned double bedrooms and a contemporary family bathroom.

Externally, the property boasts a generous and private rear garden, along with a purpose-built home office — ideal for remote working or additional leisure space. Further benefits include solar panels and battery storage, enhancing the home's energy efficiency and sustainability.

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

Living Room
With a window to the front aspect, feature fireplace, and double opening doors to the sitting room. Radiator.

Dining Kitchen
With a window to the side aspect, the kitchen is fitted with a range of eye level and base level storage units with worksurfaces over and tiled splashbacks. There is a fitted double electric oven, an electric hob with an extractor hood over and space / plumbing for dishwasher and fridge / freezer.
An archway leads to the dining area where there is a large window overlooking the rear garden, and doors to outside and the sitting room. Radiator.

Sitting Room
With sliding patio doors to the outside, this is a further versatile living space. Radiator.

Ground Floor Wc
With a window to the side aspect, fitted with a low level w/c and an inset wash basin with storage under. Space / plumbing for a washing machine. Radiator.

First Floor Landing
With a window to the front aspect, doors off to all first floor accommodation and access to the loft space.

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

Bedroom Two
With a window to the rear aspect, storage cupboard, radiator.

Bedroom Three
With a window to the front aspect, radiator.

Family Bathroom
With a window to the side aspect, fitted with a low level w/c, inset wash basin with storage under and a bath with shower over and glass screen. Radiator.

Outside
The generous rear garden is laid largely to lawn with well stocked surrounding borders and a paved patio area. To the side is a purpose built home office - ideal for those who work from home!
To the front of the property is driveway parking.

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.

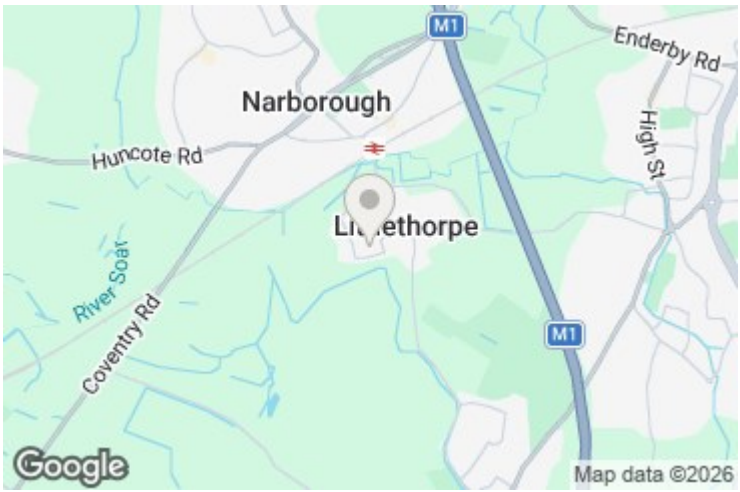
(2) These particulars do not constitute part or all of an offer or contract.

(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.

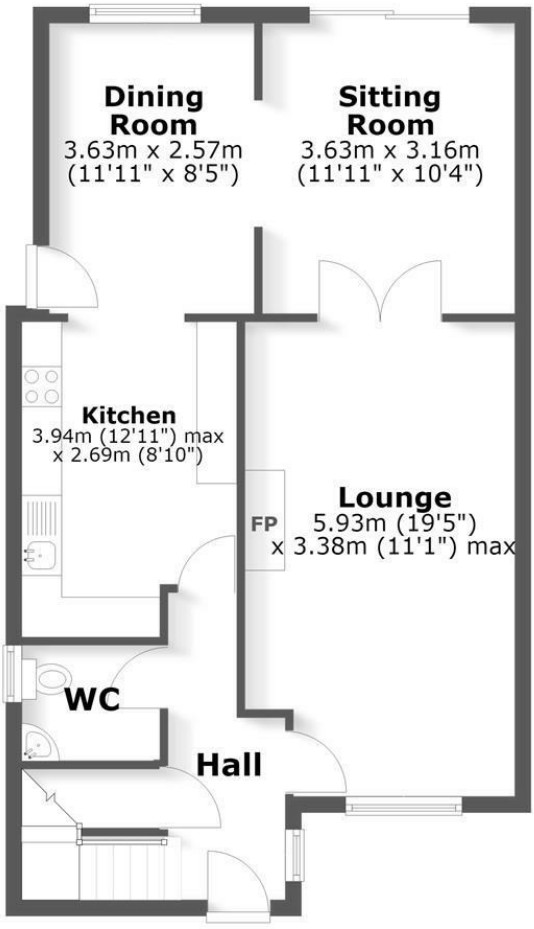
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

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



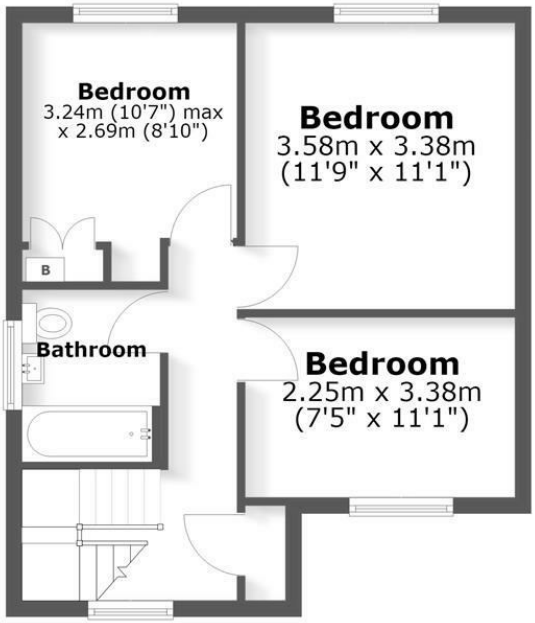
Ground Floor

Approx. 62.6 sq. metres (673.8 sq. feet)

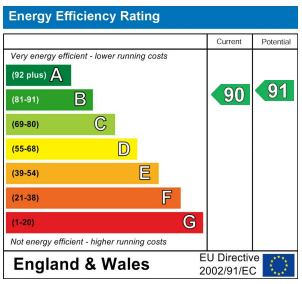


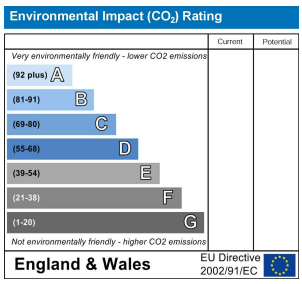
First Floor

Approx. 40.8 sq. metres (439.7 sq. feet)



Total area: approx. 103.4 sq. metres (1113.5 sq. feet)





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