



## 18 Bradgate Close, Leicester, LE19 3EG

**£424,999**

STAMP DUTY PAID! \*\*

An Imposing Four Double Bedroom Detached Family Home | Accommodation Across Three Storeys | Sought After Narborough Development | No Chain!

Constructed in 2013 by Messrs Taylor Wimpey and beautifully maintained by its original owners, this substantial and beautifully presented detached family home offers spacious, flexible living across three floors — perfect for modern family life.

\*\* subject to T&C's

## Summary

### Ground Floor – Space Designed for Living

Step into a welcoming entrance hall that immediately sets the tone for the generous proportions throughout. The ground floor offers exceptional versatility with:

A flexible study/play room

Separate family room

Impressive dining kitchen to the rear

Utility room and downstairs WC

The stylish high-shine tiled kitchen is fitted with an extensive range of modern cream wall and base units, complemented by timber-effect work surfaces. Integrated appliances include a gas hob with extractor over, high-level double oven, dishwasher, and sink with drainer. There is ample space for an American-style fridge freezer.

Both the kitchen and utility provide direct access to the rear garden — ideal for entertaining and everyday convenience.

### First Floor – Light Filled Living

The standout feature of this floor is the superb dual aspect living room, spanning the full depth of the property and flooded with natural light from large windows to both elevations.

Also on this level is a generous double bedroom (perfect for an older child or guests) and a separate WC.

### Second Floor – Private Family Accommodation

The top floor hosts three further double bedrooms, two benefiting from extensive fitted wardrobes.

The spacious main bedroom enjoys a stylish en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom featuring a panelled bath with shower over, glass screen, wash basin with mirrored storage, and WC.

### Outside

Despite its modern build, the home features attractive reclaimed-style brickwork. The frontage is neatly presented behind low-level brick walling with a pathway to the entrance door.

A tarmac driveway provides off-road parking and leads to a brick-built garage.

The rear garden is beautifully landscaped and designed for low maintenance, with an immaculate patio seating area, slabbed pathways, and two sections of artificial lawn — creating a private and practical space for relaxing and entertaining.

## 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.

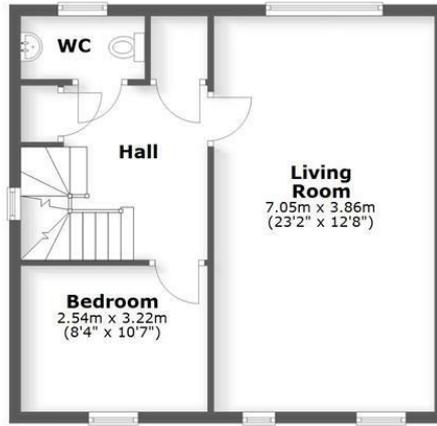
## Opening Hours

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



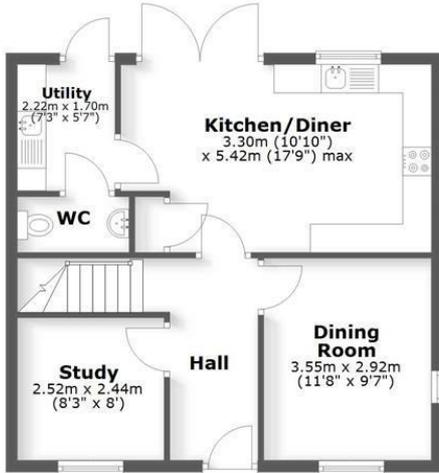
### First Floor

Approx. 51.0 sq. metres (548.6 sq. feet)



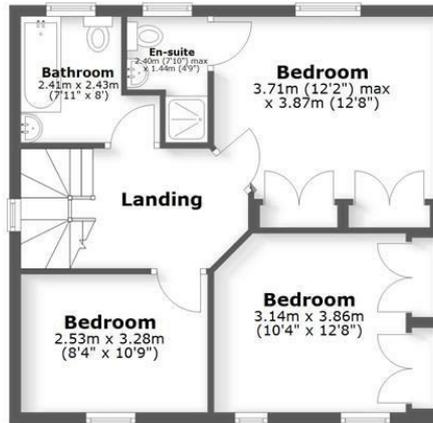
### Ground Floor

Approx. 50.0 sq. metres (538.0 sq. feet)



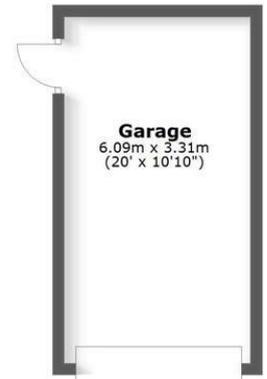
### Second Floor

Approx. 50.7 sq. metres (545.9 sq. feet)

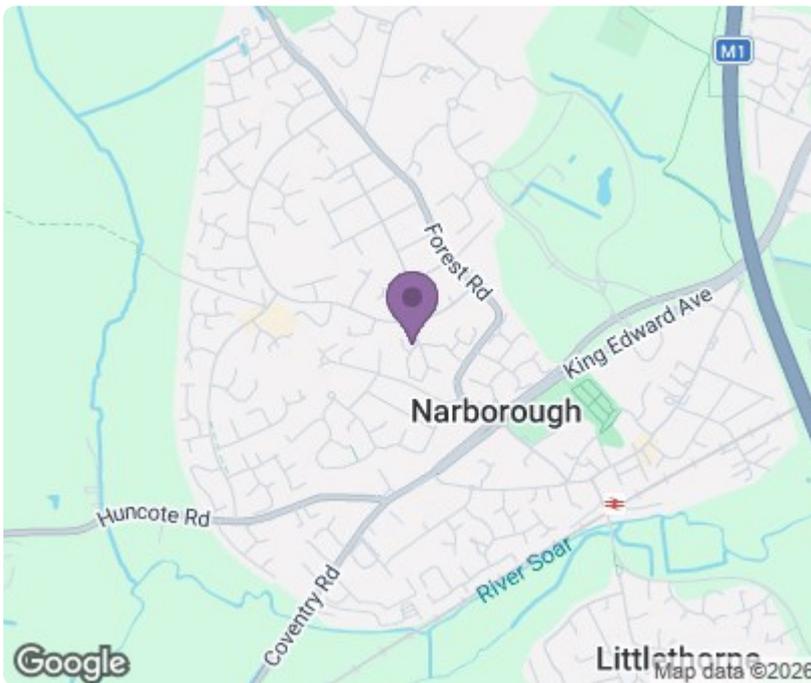


### Outbuilding

Approx. 20.2 sq. metres (217.0 sq. feet)



Total area: approx. 171.8 sq. metres (1849.4 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	