



14 Alyssum Way, Leicester, LE19 3WP

Offers Over £400,000

Situated on the ever popular Pastures Development in Narborough, this spacious and beautifully presented four bedroom detached family home offers well planned accommodation, a modern finish throughout and a superb layout ideal for family living.

The property is set in a desirable residential location and offers generous ground floor living space, including a welcoming entrance hallway, a comfortable living room, a separate dining room, a modern breakfast kitchen and a ground floor WC. To the first floor, there are four well proportioned bedrooms, including a master bedroom with en suite, together with a family bathroom.

Externally, the home benefits from an enclosed and well maintained rear garden, driveway parking and a garage.

A fantastic family home in a highly sought after location. Viewing is highly recommended.

Entrance Hallway



A welcoming hallway with stairs rising to the first floor, radiator and doors leading to the living room, kitchen and ground floor WC.

Lounge



A bright and comfortable living room with a window to the front aspect, double glass doors into the hallway and radiator. A lovely space for relaxing or entertaining.

WC



Fitted with a low level WC, wash basin and radiator.

Dining Room



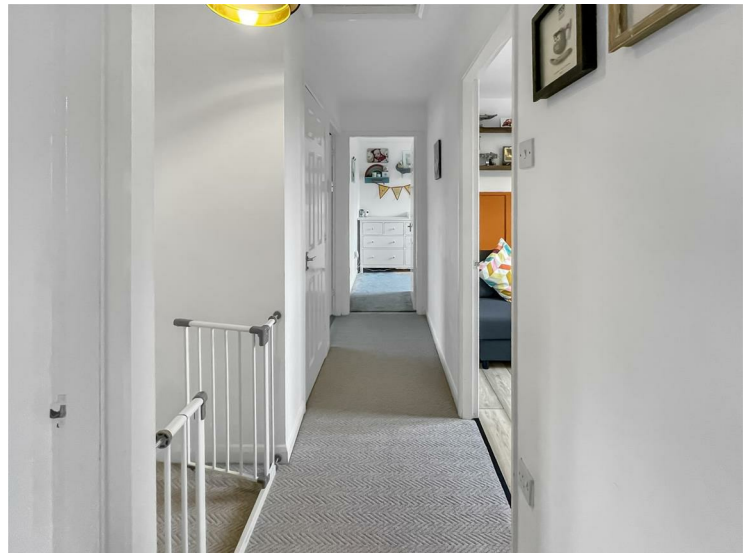
A separate dining room with sliding patio doors opening out to the rear garden, creating a great connection between the indoor and outdoor space. Door leading through to the kitchen and radiator.

Kitchen



A modern and well appointed breakfast kitchen fitted with a range of eye level and base level units, complemented by granite work surfaces. Integrated appliances include an electric oven, microwave, five ring gas hob with extractor hood, fridge freezer and dishwasher. A window overlooks the rear garden, with doors providing access to the outside and garage. Radiator.

Landing



With doors leading to all first floor accommodation.

Main Bedroom



A generous master bedroom with window to the front aspect, with door leading to the en suite. Radiator.

En Suite



Fitted with a low level WC, wash basin and shower cubicle. Window to the front aspect and heated towel rail/radiator.

Bedroom Four



A versatile fourth bedroom with window to the rear aspect and radiator, ideal as a bedroom, nursery or home office.

Bedroom Two



A well proportioned second bedroom with window to the front aspect and radiator.

Family Bathroom



Fitted with a low level WC, wash basin and bath with shower over and glass screen. Window to the rear aspect and heated towel rail/radiator.

Bedroom Three



A further good sized bedroom with window to the rear aspect and radiator.

Front



To the front, the property benefits from driveway parking and access to the garage.

Rear Garden



To the rear is an enclosed and well maintained garden, mainly laid to lawn with a paved patio area, ideal for outdoor dining and family use. There is also gated access.

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

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.

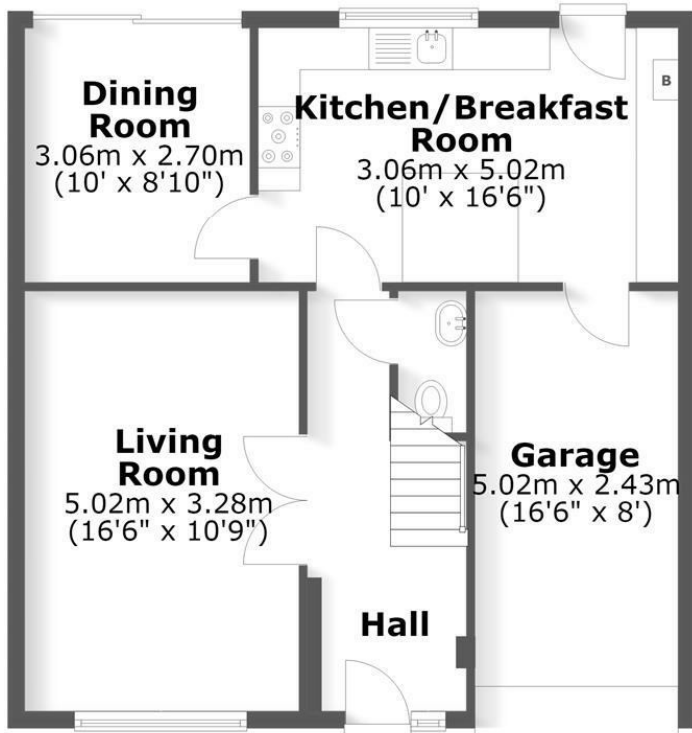
Opening Hours

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



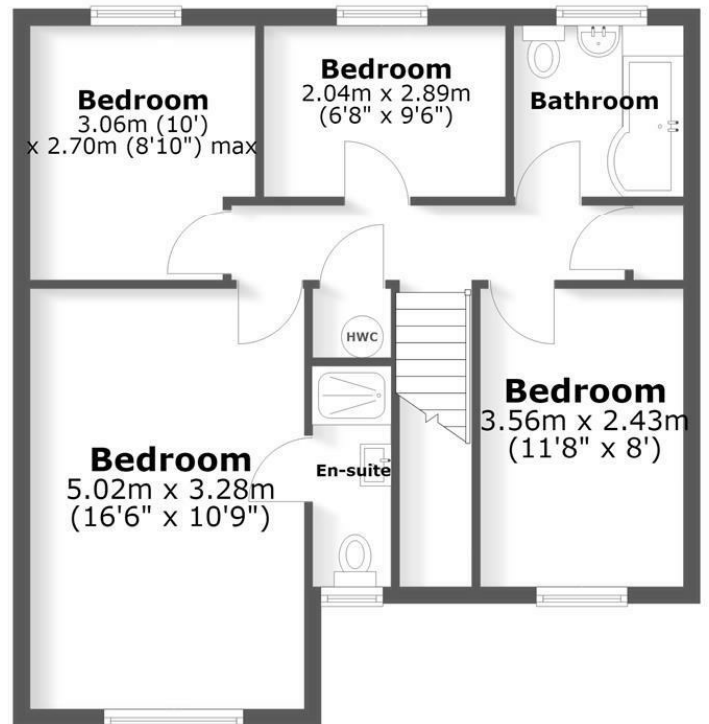
Ground Floor

Approx. 63.9 sq. metres (688.1 sq. feet)

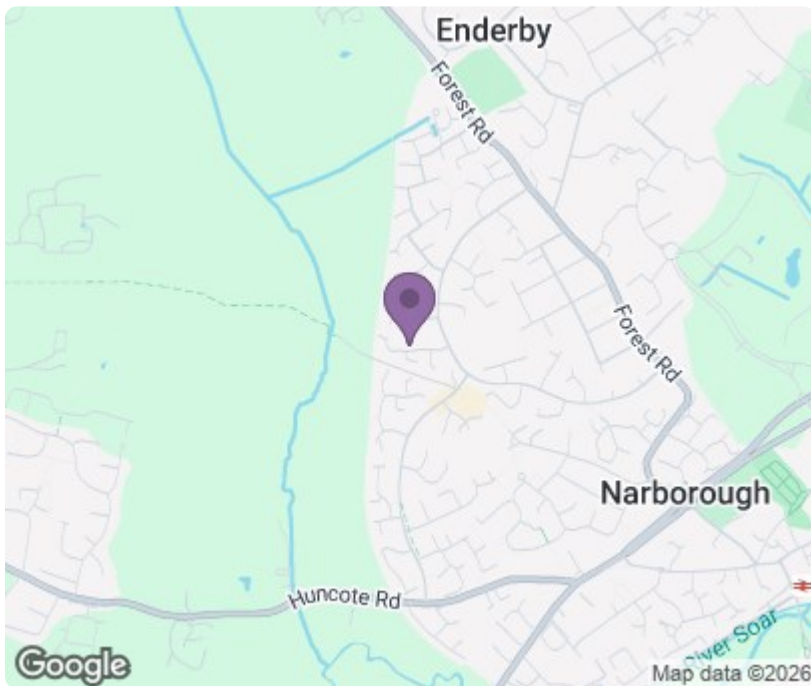


First Floor

Approx. 57.3 sq. metres (616.9 sq. feet)



Total area: approx. 121.2 sq. metres (1305.0 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	
		70	76

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	