



## 10 Bowling Green Close, Blaby, LE8 4DB

**£724,950**

A rare opportunity to acquire a brand-new executive family residence, set within a small and exclusive development by Messrs Elba Homes.

Beautifully designed and finished to an exacting standard, this exceptional home occupies a generous plot and offers expansive, well-balanced accommodation throughout. The ground floor is introduced by a welcoming entrance hallway, leading to a refined living room and an outstanding open-plan living/dining kitchen. This superb space forms the heart of the home, enhanced by large bi-fold doors opening directly onto the rear garden—creating a seamless connection between indoor and outdoor living, ideal for both entertaining and everyday family life. A separate utility room and a stylish ground floor W/C complete this level.

To the first floor, the property continues to impress with four generously proportioned double bedrooms. The principal suite benefits from a dressing room and a beautifully appointed en-suite shower room, while a second bedroom also enjoys its own en-suite. A dedicated home office provides valuable flexibility for modern working, complemented by a contemporary family bathroom finished to a high specification.

Externally, the home is further enhanced by a substantial rear garden, driveway parking, and an integral garage.

Note - Some of the images within this advert have been virtually staged.

### **Entrance Hallway**

A spacious and welcoming entrance hallway sets the tone for the home, featuring a staircase rising to the first floor and providing access to the principal ground floor accommodation, including the living kitchen, living room and guest W/C. Underfloor heating runs throughout the ground floor, enhancing both comfort and efficiency.

### **Living Room**

A beautifully light-filled space, enhanced by a bay window to the front aspect and a further side window, creating a bright and airy dual-aspect feel.

### **Living / Dining Kitchen**

This is an exceptional living space, thoughtfully designed to create a true focal point of the home. Expansive five-panel bi-folding doors open onto the rear garden, complemented by two Velux windows and an additional rear-facing window, flooding the room with natural light and enhancing the sense of space.

The layout comfortably accommodates generous seating and dining areas, making it perfectly suited to both everyday family living and larger-scale entertaining. A door leads conveniently through to the utility room.

The bespoke kitchen is finished to an outstanding standard, featuring a comprehensive range of elegant wall and base units, beautifully paired with Quartz work surfaces. A full suite of high-quality integrated appliances includes twin electric ovens, an electric hob with extractor over, a full-height fridge and freezer and a dishwasher, all seamlessly incorporated to maintain the clean, contemporary aesthetic.

### **Utility**

The utility room is fitted with a matching range of storage units, providing both practicality and continuity of design. There is space and plumbing for a washing machine and tumble dryer, along with internal access to the garage.

### **Ground Floor W/C**

With a window to the front aspect and a range of fitted storage units incorporating an inset wash basin and low-level W/C.

### **First Floor Landing**

The first floor landing is filled with natural light from a window to the front aspect and provides access to all first floor accommodation.

### **Bedroom One**

With a window to the front aspect, the principal bedroom is generously proportioned and features a large dressing room and a stylish en-suite. Radiator.

### **Dressing Room**

With ample space for a range of fitted wardrobes and / or storage units.

### **En Suite**

The stylish en-suite is appointed with a low-level W/C, an inset wash basin set within a vanity unit, and a spacious shower enclosure featuring a rainfall showerhead.

### **Bedroom Two**

With a window to the rear aspect and a door to another well appointed en suite.

### **En Suite**

Fitted with a low level w/c, an inset wash basin within a vanity unit and a large shower enclosure.

### **Bedroom Three**

With a window to the front aspect, radiator.

### **Bedroom Four**

With a window to the rear aspect, radiator.

### **Study**

A useful extra room which we think would make an excellent home office or nursery.

### **Family Bathroom**

With a window to the front aspect, fitted with a low level w/c, inset wash basin in a vanity unit, a bath and a shower enclosure. Heated towel rail / radiator.

### **Outside**

A particular feature of this exceptional home is the generous plot it occupies. The rear garden is notably spacious and enjoys a high degree of privacy, being predominantly laid to lawn and complemented by a well-proportioned paved patio - ideal for outdoor dining and entertaining.

To the front, a smart block-paved driveway provides ample parking and access to the integral garage.

### **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



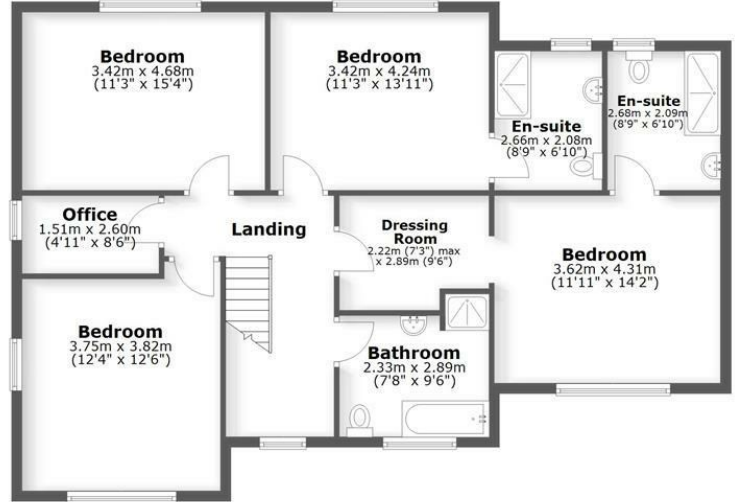
**Ground Floor**

Approx. 129.8 sq. metres (1396.8 sq. feet)

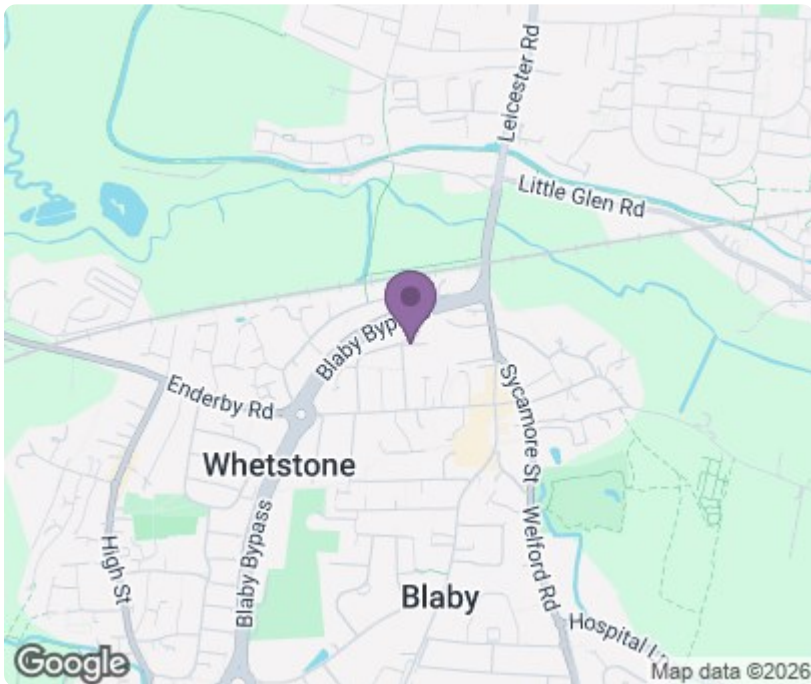


**First Floor**

Approx. 105.0 sq. metres (1130.5 sq. feet)



Total area: approx. 234.8 sq. metres (2527.3 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>England &amp; Wales</b>	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>			
(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		