



75 Leicester Road, Leicester, LE19 2DF

£685,000

Dating back to 1875, this iconic family home enjoys a prominent position in the heart of Narborough village. The property boasts an abundance of characterful period features, seamlessly combined with grand, well-proportioned living spaces and impressive outdoor areas.

Beautifully presented throughout, the accommodation briefly comprises a spacious and welcoming entrance hall, an elegant living/dining room, a contemporary open-plan living kitchen, utility room, ground floor WC, and a converted basement offering versatile additional accommodation.

To the first floor are four generous double bedrooms, two bathrooms, and a separate study, providing ideal space for modern family living.

Externally, the property benefits from an exceptionally generous rear garden, complemented by a substantial brick-built garden room offering excellent potential as an annexe, home office, gym, or additional reception space. Further features include a large garage and ample driveway parking.

Entrance Hallway



A large and welcoming entrance hallway featuring original tiled flooring, stairs rising to the first floor, and doors leading to all principal ground floor rooms.

Living / Dining Room



This spacious room benefits from a bay window to the front elevation and double-opening French doors to the rear, creating a light and airy feel throughout. Further features include a fireplace and two radiators.

Modern Dining Kitchen



The recently refitted kitchen has created a superb contemporary space within this traditional home and is arguably the true hub of the property. Fitted with a quality range of eye and base level units, complemented by Quartz work surfaces and matching upstands, the kitchen combines style with practicality.

There is space for a range-style cooker with extractor hood over, alongside a selection of integrated appliances. Doors lead through to the utility room and ground floor WC, while a secondary staircase rises to the first floor. Large bi-folding doors open directly onto the rear garden, flooding the space with natural light and creating an ideal setting for modern family living and entertaining.

Utility / Boot Room



Fitted with a further range of storage units, the utility room also provides space and plumbing for an American-style fridge freezer and washing machine.

Ground Floor W/c



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

Basement

The converted basement provides a versatile additional living space, ideal for use as a family room, home office, gym, or playroom

First Floor Landing



The spacious split-level landing provides access to all first floor accommodation.

Bedroom

With two windows to the side aspect and a door to an additional bathroom.

Bathroom

With windows to the side and rear aspects, fitted with a low level w/c, pedestal wash basin and a freestanding bath.

Bedroom

With a window to the front aspect and a feature fireplace.

Bedroom

With a window to the rear aspect.

Bedroom

With a window to the rear aspect.

Bathroom

With a window to the rear aspect, fitted with a quality suite to include a low level w/c, pedestal wash basin, a freestanding bath and a separate shower cubicle.

Study

With a window to the front aspect, this useful extra room would make a great nursery or home office!

Outside

The fabulous and generously sized mature rear garden is laid mainly to lawn, complemented by established surrounding borders and a large paved patio area, creating an ideal space for outdoor entertaining and family enjoyment. There is also an outdoor w/c along with two outhouses.

To the front of the property, there is driveway parking and access to the large garage.

Garden Room

A substantial brick-built garden room is currently divided into two versatile rooms, offering excellent potential for a variety of uses, including a home office, gym, studio, or possible annexe accommodation.

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.

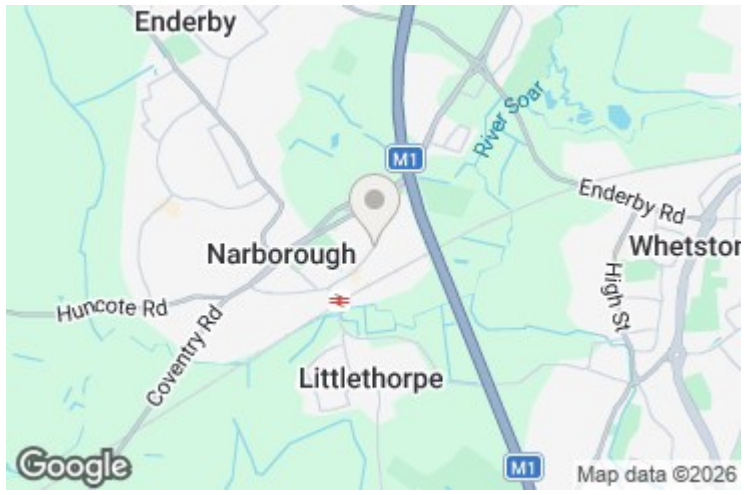
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(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





Total area: approx. 271.7 sq. metres (2925.0 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		63

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		23