



## 8 Briers Close, Leicester, LE19 2RB

**Offers Over £535,000**

**THIS PROPERTY IS OUTSTANDING!** Having been updated and **METICULOUSLY FINISHED** by the current vendors, this executive family home has **DECEPTIVELY SPACIOUS** accommodation arranged over **THREE FLOORS**, briefly comprising: Entrance hallway, Living room, Impressive dining kitchen, Additional reception room, Ground floor W/c. First Floor: Four **GOOD-SIZED** bedrooms, En suite and a Family bathroom. **SECOND FLOOR:** An additional **LARGE** bedroom with another En suite. Outside: Enclosed rear garden, Driveway parking and a Garage. **MUST BE SEEN!**

### **Entrance Hallway**

A large hallway with stairs off rising to the first floor, a feature fitted storage and seating area, and stairs off rising to the first floor. Radiator.

### **Living Room**

With a window to the rear aspect, feature media wall and a radiator.

### **Dining Kitchen**

Arguably the 'hub' of this property! With dual aspect windows and bi-folding doors opening out to the garden, there is ample space for family dining or living furniture.

The kitchen area is fitted with a quality and modern range of eye level and base level storage units with worksurfaces over and mirrored upstands. There is space for a Range style cooker with an extractor hood over, together with space for an American style fridge / freezer and an integral dishwasher, washing machine, tumble dryer and wine cooler.

### **Reception Room**

A useful additional sitting room, with a range of fitted storage units. Radiator.

### **Ground Floor Wc**

Fitted with a low level w/c and a wash basin with storage under. Radiator.

### **First Floor Landing**

With stairs off rising to the first floor, doors to all first floor accommodation, and a window to the front aspect.

### **Bedroom One**

With a window to the front aspect, fitted wardrobes, door to the en suite, radiator.

### **En Suite**

With an obscured window to the side aspect, fitted with a low level w/c, inset wash basin with storage under and a shower enclosure. Heated towel rail / radiator.

### **Bedroom Two**

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

### **Bedroom Three**

With a window to the front aspect, fitted wardrobes, radiator.

### **Bedroom Four**

With a window to the rear aspect, fitted wardrobes and fitted desk. 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 a shower over and a glass screen. Heated towel rail / radiator.

### **Second Floor Bedroom**

Having recently been converted into a further bedroom, this large space has dual aspect roof windows and ample fitted storage, along with a 'hidden' door to the en suite. Radiator.

### **Second Floor Bathroom**

With a low level w/c, wash basin and a bath with shower attachment over.

### **Outside**

The enclosed rear garden is laid largely to lawn with a paved patio area and a large decked area which houses a covered timber clad bar area.

To the front of the property is a generous driveway and access to the garage, which has a generous loft space, access by pull down ladders.

### **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.

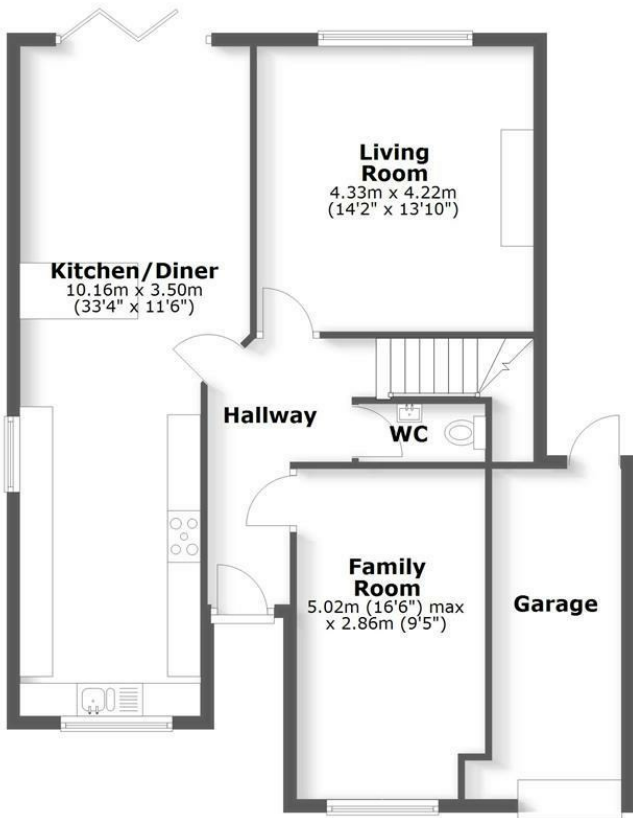
### **Opening Hours**

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



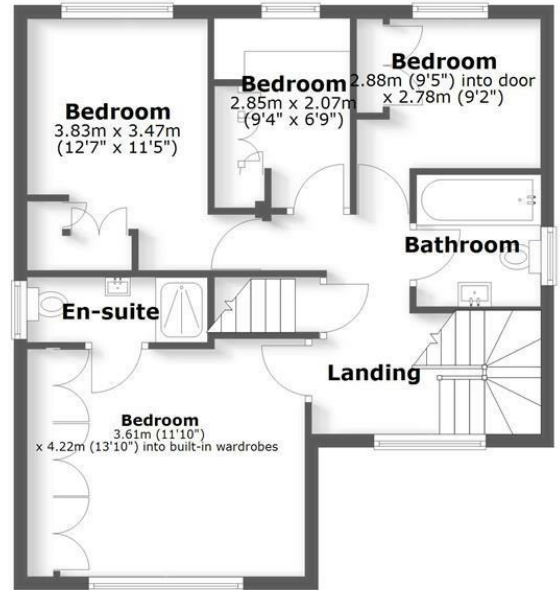
### Ground Floor

Approx. 88.3 sq. metres (950.5 sq. feet)



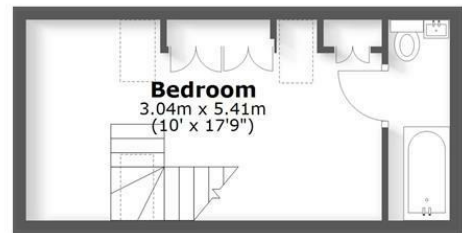
### First Floor

Approx. 58.5 sq. metres (629.9 sq. feet)



### Second Floor

Approx. 19.6 sq. metres (211.0 sq. feet)



Total area: approx. 166.4 sq. metres (1791.4 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	