



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

**£749,950**

**\*\*AVAILABLE TO RESERVE NOW \*\*** A superb opportunity to purchase a newly constructed executive family home, forming part of an exclusive and select development by Messrs Elba Homes.

This impressive home has been thoughtfully designed and will be finished to a high specification throughout, occupying a generous plot and offering spacious, well-proportioned living accommodation. The ground floor is accessed via an inviting entrance hall, leading through to a sitting room and a striking open-plan kitchen, dining and living area. This central hub of the home is beautifully appointed, with expansive bi-folding doors opening onto the rear garden, creating a wonderful flow between inside and out - perfect for entertaining and day-to-day family living. A separate utility room and a modern cloakroom complete the ground floor.

Upstairs, the property offers four well-sized double bedrooms. The principal bedroom features a dressing area and a stylish en-suite shower room; in addition, there is a sleek and contemporary family bathroom.

Outside, the property enjoys a generous rear garden, off-road parking and a detached double garage with further living accommodation above!

## 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 room, kitchen, and W/C. Underfloor heating runs throughout the ground floor, enhancing both comfort and efficiency.

## Living Room

With a window to the front aspect.

## Living / Dining Kitchen

This superb living area has been carefully planned to form a central hub within the home, combining style and practicality. Expansive bi-fold doors open out to the rear garden, while an additional window to the back aspect allows natural light to pour in, creating a bright and airy atmosphere.

The space offers ample room for both comfortable lounge seating and a generous dining arrangement, making it ideal for relaxed day-to-day living as well as entertaining guests. There is also convenient access through to the adjoining utility room.

The kitchen is designed to a high specification, featuring a stylish selection of fitted wall and base units complemented by sleek Quartz worktops. A full range of integrated appliances is included, comprising double electric ovens, an electric hob with extractor hood, a tall fridge and freezer, and a dishwasher, all thoughtfully integrated for a seamless, modern finish.

## Utility

## Ground Floor Wc

## First Floor

The first floor hosts four well-proportioned double bedrooms, including a principal suite benefitting from a dressing room and a private en suite. A contemporary family bathroom serves the remaining bedrooms, completing the accommodation on this level.

## Bedroom One

## Dressing Room

## En Suite

## Bedroom Two

## Bedroom Three

## Bedroom Four

## Family Bathroom

## Home Office / Annexe

The spacious room above the garage offers excellent versatility, extending to approximately 300 sq ft of additional accommodation. This flexible area could be ideally suited for use as a home office, an extra bedroom or a children's playroom, depending on individual needs.

## Outside

The substantial rear garden is predominantly laid to lawn, complemented by a generous patio area ideal for outdoor dining and entertaining. Gated side access leads to the front of the property, where a block-paved driveway provides ample parking and access to the double 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.

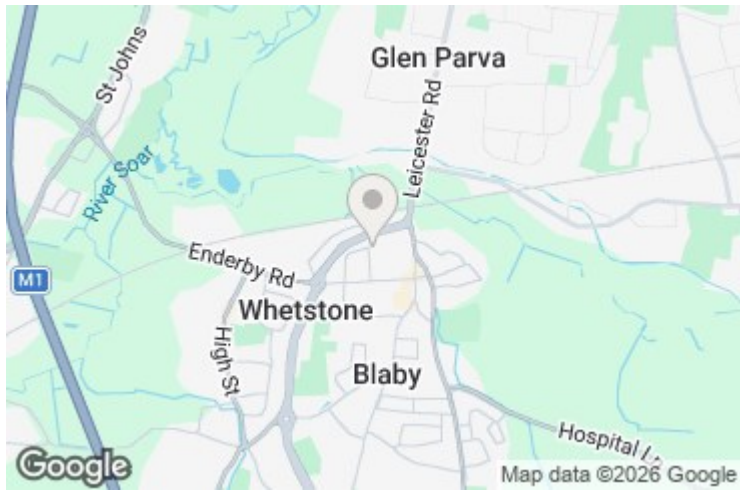
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(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



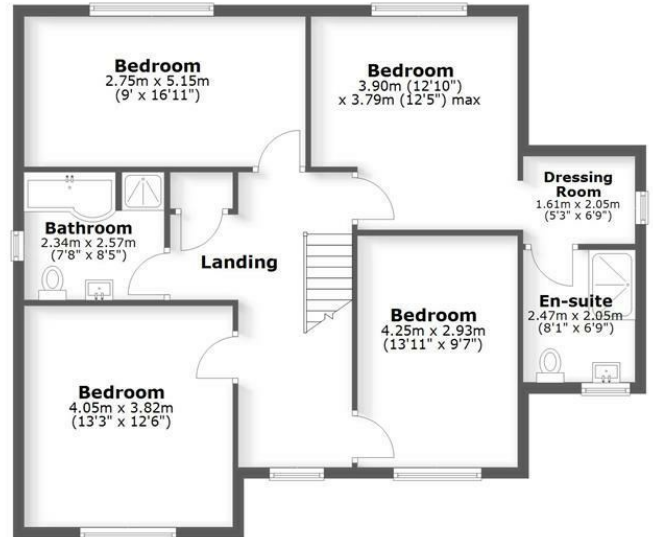
### Ground Floor

Approx. 87.8 sq. metres (945.2 sq. feet)



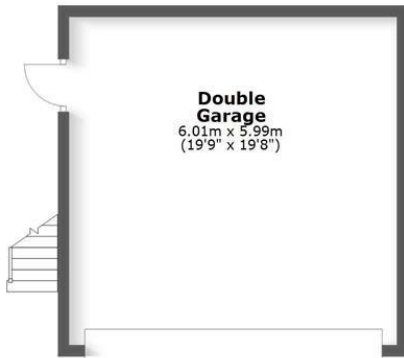
### First Floor

Approx. 87.9 sq. metres (945.9 sq. feet)



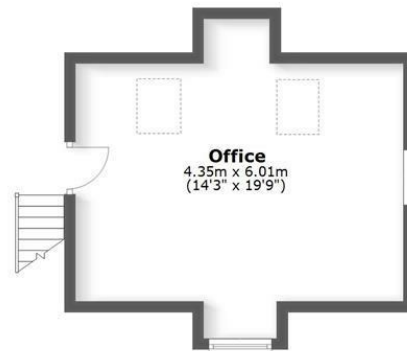
### Outbuilding

Approx. 36.0 sq. metres (387.5 sq. feet)

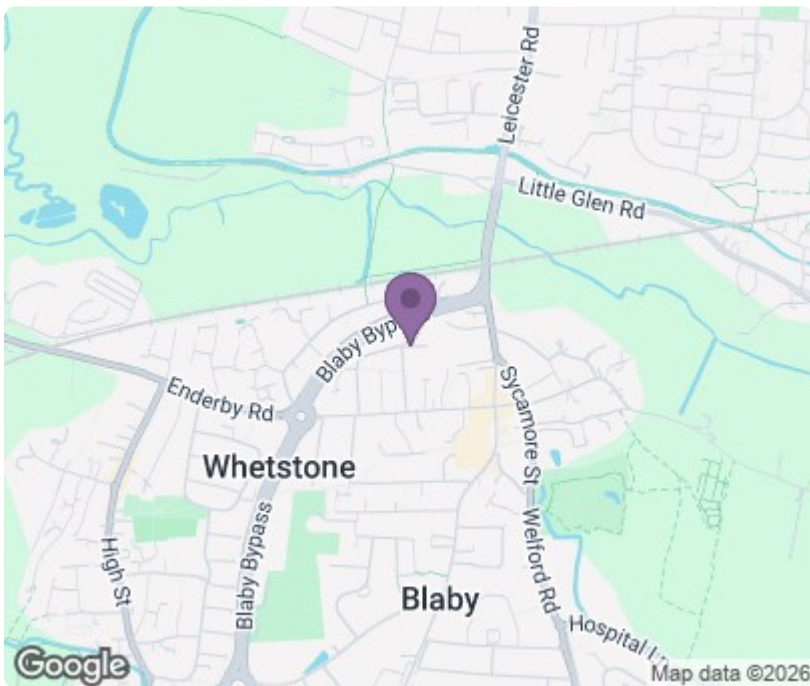


### Above Garage

Approx. 28.1 sq. metres (302.0 sq. feet)



Total area: approx. 239.7 sq. metres (2580.6 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	