



4 Linnet Close, Leicester, LE19 2TQ

Offers Over £375,000

NO ONWARD CHAIN & MASSES OF POTENTIAL!

Occupying a peaceful position within a quiet cul-de-sac, this spacious four-bedroom family home offers generously proportioned accommodation throughout and presents an excellent opportunity for updating and modernisation to suit individual tastes.

The accommodation briefly comprises an entrance hallway, a bright living room, a separate dining room, a garden room, a utility room, and a convenient ground-floor WC.

To the first floor are four well-sized bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom.

Externally, the property benefits from a private and South facing rear garden, driveway parking, and a double garage, providing ample parking and storage. Further benefits include Solar panels (16) and battery storage (3).

Offered to the market with no onward chain, this is an excellent opportunity to create a superb family home in a sought-after residential location.

Entrance Hallway

With stairs rising to the first floor, and doors to the living room, kitchen and wc.

Wc

Fitted with a low level wc and wash basin.

Living Room

15'10" x 15'2" (4.83m x 4.62m)

With a bay window to the front aspect, a feature fireplace with a brick surround and a gas fire, and glazed double opening doors to the dining room.

Dining Room

10'4" x 9'5" (3.17 x 2.88)

With double opening French doors opening out to the rear garden.

Kitchen

10'8" x 9'5" (3.27 x 2.88)

With a window to the rear aspect and a door to the garden room. Fitted with a range of eye level and base level storage units with worksurfaces over, a fitted electric oven, gas hob and an extractor hood over.

Garden Room

8'8" x 8'5" (2.65 x 2.58)

With French doors to the outside and a door to the utility.

Utility

8'8" x 8'5" (2.65 x 2.58)

With doors to the garage and outside. A further range of storage units and space / plumbing for a washing machine and tumble dryer, along with a recently replaced gas boiler. (November 2025).

First Floor

With doors off to all first-floor accommodation.

Bedroom One

11'10" x 11'1" (3.61 x 3.38)

With two windows to the front aspect, fitted wardrobes and a door to the en suite.

En Suite

Fitted with a low level w/c, inset wash basin with storage under and a shower cubicle.

Bedroom Two

11'10" x 9'8" (3.61 x 2.95)

With a window to the rear (south-facing) aspect, fitted wardrobes and a dressing table.

Bedroom Three

9'3" x 7'1" (2.83 x 2.16)

With two windows to the front aspect, fitted wardrobes.

Bedroom Four

9'3" x 6'4" (2.83 x 1.95)

With a window to the rear aspect and fitted wardrobes.

Bathroom

With a window to the side aspect, having been refitted with a modern suite to include a low level w/c, inset wash basin with storage under and walk-in shower cubicle. Heated towel rail.

Outside

An enclosed, private, south-facing and low maintenance rear garden with various planted areas, a paved patio area, together with a raised area of timber decking.

Gated access leads to the front of the property, where there is a generously sized driveway 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
- 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.

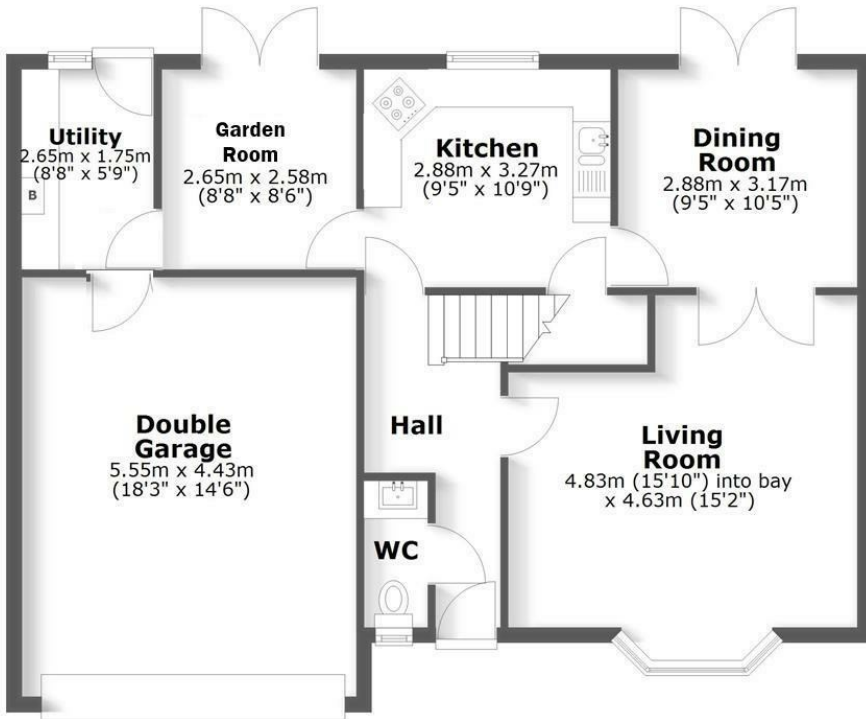
Opening Hours

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



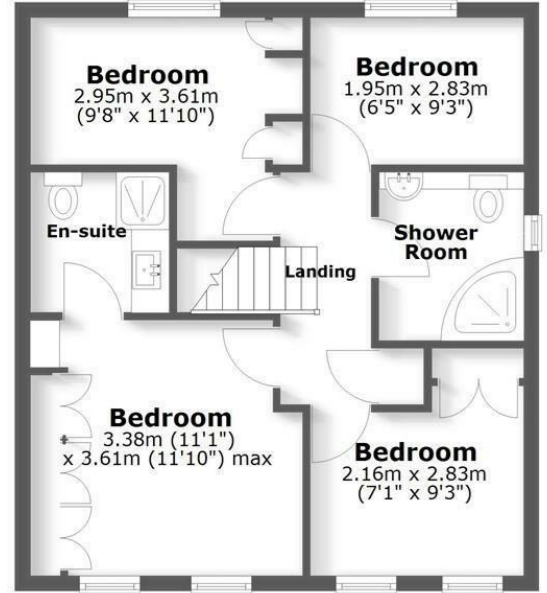
Ground Floor

Approx. 86.0 sq. metres (925.9 sq. feet)

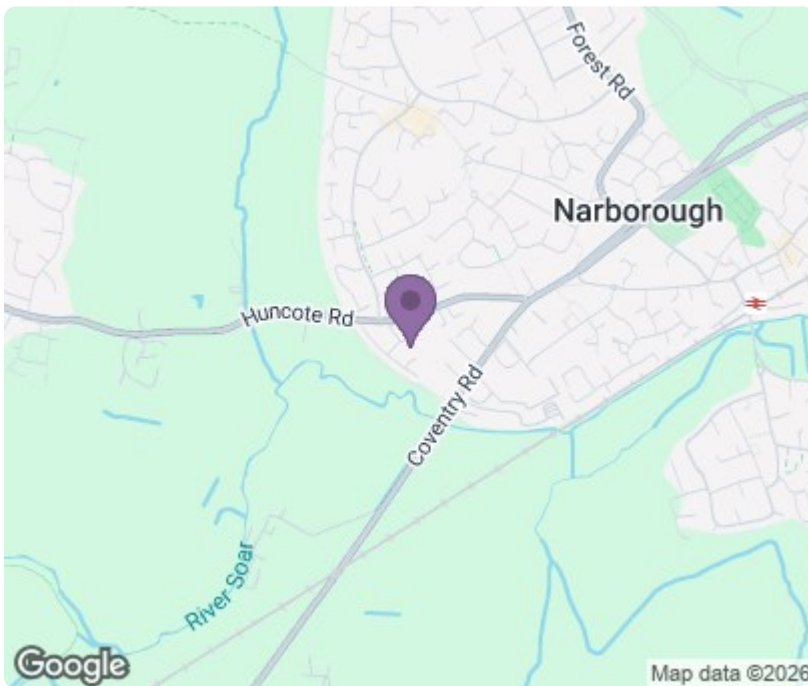


First Floor

Approx. 48.3 sq. metres (519.5 sq. feet)



Total area: approx. 134.3 sq. metres (1445.4 sq. feet)



Energy Efficiency Rating	Current	Potential
Very 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	81 84

Environmental Impact (CO ₂) Rating	Current	Potential
Very 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	