

## 21 Forrester Close, Leicester, LE9 1UP

**£675,000**

**THIS PROPERTY IS OUTSTANDING** - Having been updated and extended by the current vendors, this executive detached family home, which is set on a **GENEROUS PLOT** within a **QUIET CUL DE SAC**, has spacious and **BEAUTIFULLY APPOINTED** accommodation briefly comprising: Entrance hallway, Living room, Garden room, Dining kitchen, Snug, Ground floor w/c. First Floor: Four bedrooms, **TWO EN SUITES** and a Family bathroom. Outside: **FABULOUS** rear garden with a large **SUMMER HOUSE**, a **DOUBLE GARAGE** and a **LARGE DRIVEWAY!**

### Entrance Hallway



With stairs off rising to the first floor and doors leading to all ground floor accommodation. Radiator.

### Living Room



With a window to the front aspect, feature log burning stove and an opening to the garden room. Radiator.

### Additional Image



### Garden Room



This room is an excellent addition to this property and provides a further versatile living space.

With windows overlooking the rear garden and doors to the outside, together with a large roof lantern.

### Dining Kitchen



With two windows to the rear aspect and a door giving access to outside.

The kitchen area is fitted with a quality and modern range of eye level and base level storage units with undercounter and kickboard lighting, with Granite worksurfaces over and matching upstands. There is space for a range style cooker with a fitted extractor hood over, an American style fridge freezer, together with a range of integral white goods.

There is also room for a family sized dining table and a radiator.

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Snug



With a window to the front aspect, radiator.

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Ground Floor Wc



With a window to the side aspect, fitted with a low level w/c and an inset with wash basin set on a Granite worktop, with storage under. Radiator.

### First Floor Landing



With a window to the front aspect and doors off to all first floor accommodation. Radiator.

### Bedroom One



With a window to the front aspect, a good range of fitted wardrobes and a door to the ensuite. Radiator.

### En Suite



Fitted with a low level w/c, an inset wash basin with storage under

and a bath with a rainfall shower over and a glass screen. Heated towel rail / radiator.

### Bedroom Two



With a window to the rear aspect, door to the ensuite, radiator.

### En Suite



With a window to the rear aspect, fitted with a low level w/c, inset wash basin with storage under and a bath with a rainfall shower over and glass screen. Heated towel rail / radiator.

### Bedroom Three



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

### Bedroom Four



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

### Family Bathroom



With a window to the side aspect, fitted with a low level w/c, inset wash basin, Granite worksurface with storage under and a bath with a rainfall shower over and glass screen. Heated towel rail / radiator.

### Outside

A particular feature of this property is the plot on which it sits! The fabulous rear garden has been landscaped and is laid largely to artificial turf. From the patio area, there is access to a large quality Summer house, (currently used a Gym, but is extremely versatile in its use), and a covered area with a hot tub, which is available by negotiation, both of which provide a pleasant area for the purposes of relaxation and / or entertaining. Additionally, there is access to the double garage.

Follow the steps up the garden, and you'll find another large Summer house which has wired-in surround sound and an electrically operated projector screen. Behind the summer house, down the embankment, which is another large area that could be landscaped further, there are two greenhouses.

To the front of the property is a large driveway and a further area of artificial turf.

[Additional Image](#)

[Additional Image](#)

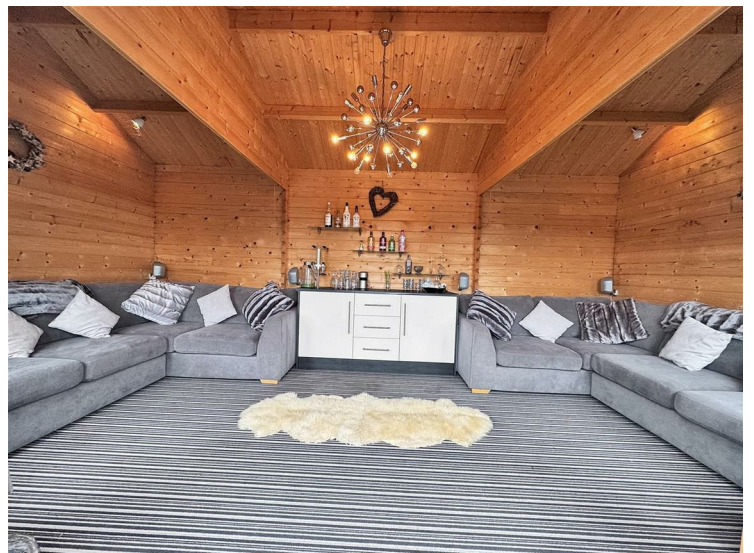
[Additional Image](#)



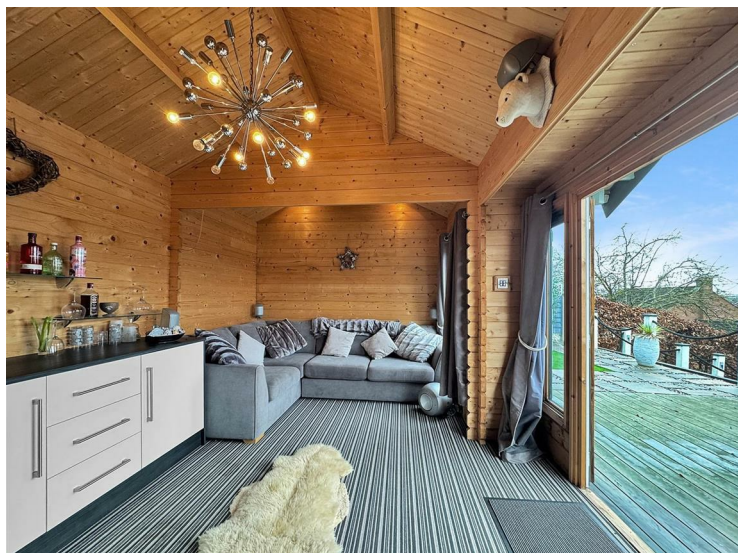
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### Additional Image



### Additional Image

### 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.

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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.

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  - \* 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.

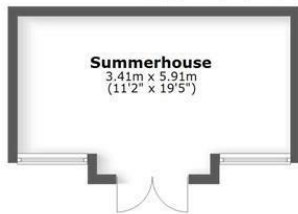
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

### Opening Hours

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



**Ground Floor**  
Main area: approx. 81.1 sq. metres (873.2 sq. feet)  
Plus outbuildings, approx. 63.9 sq. metres (687.7 sq. feet)



Main area: Approx. 148.8 sq. metres (1601.5 sq. feet)  
Plus outbuildings, approx. 63.9 sq. metres (687.7 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	72	77

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		