



**55 Arbor Road, Leicester, LE9 3GB**

**£495,000**

A rare opportunity to purchase this substantial four bedroom detached family home, occupying a generous plot in a highly regarded non-estate location. The property offers spacious and versatile accommodation, an impressive in-and-out driveway, garage and attractive extensive rear gardens.

## Front



At the front of the property there is an in/out driveway providing parking for numerous vehicles, access to the garage and gated access to the rear of the property.

## Entrance Hall



The front door opens into a welcoming entrance hall, with stairs rising to the first floor and doors leading to all ground floor accommodation.

## Lounge



The spacious lounge features a bay window to the front and a smaller window to the side allowing plenty of natural light into the room. Further features include a gas fire with decorative surround and tiled inset, ceiling rose and wall lighting, creating a comfortable and inviting living space.

## Dining Room



A separate formal dining room provides an ideal setting for family meals and entertaining, with a window overlooking the rear garden and a smaller window to the side.

## Kitchen Diner



At the heart of the home is the kitchen/diner, fitted with a comprehensive range of appliances, wall and base units, work surfaces and a sink and drainer positioned beneath a rear-facing window. The adjoining dining area offers ample space for a dining table and chairs, with fitted units, glass door into the Utility Room and patio doors opening into the Sun Room.

### Sun Room



The generous Sun Room fitted with a radiator provides an excellent additional reception space, allowing the garden to be enjoyed throughout the year, with doors opening directly onto the patio and rear garden.

### Utility Room

A useful Utility Room with fitted units and worktops and space/plumbing for appliances.

### Bedroom 4 / Office / Snug



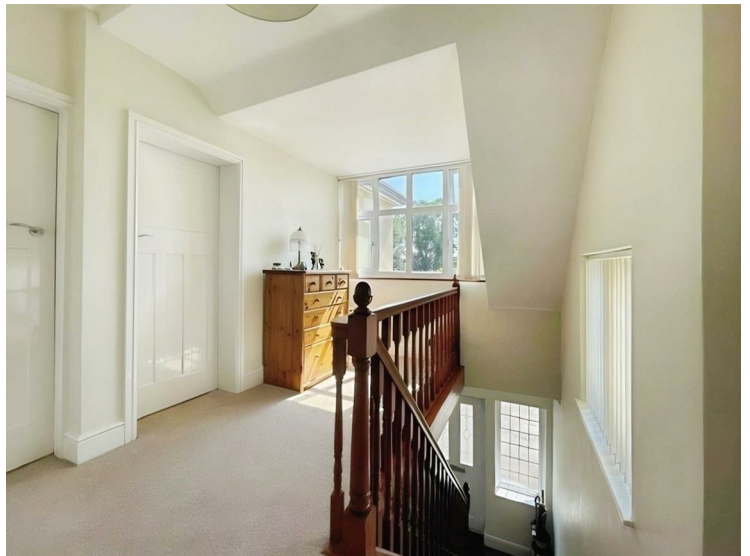
A bright versatile room with a window to the front of the property that could be used as a bedroom, office or snug.

### WC



Modern WC with fitted units, sink, low level WC and large storage/coat cupboard.

### Landing



A spacious landing, providing access to all first floor accommodation, including a useful walk-in storage cupboard and access to the loft, which is partly boarded and fitted with a Velux window

### Bedroom One



An impressive room with a window overlooking the garden and smaller window to the side. Fitted with a range of wardrobes.

### Bedroom Two



A large double bedroom overlooking the front elevation, with a built in wardrobe.

### Bedroom Three



A double bedroom with window overlooking the rear garden.

### Bathroom



Fitted with a sink, low level WC, bath with shower over and useful fitted units.

### Storage Cupboard

A useful walk in storage cupboard fitted with shelves

### Garage



Single width garage with large workshop area to the rear and windows overlooking the garden.

### Rear Garden



The rear garden is a particular feature of the property, with a large paved patio adjoining the house and a further patio area positioned at the rear of the garden. A substantial lawn is bordered by established trees and shrubs, with a greenhouse also included.

### 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.

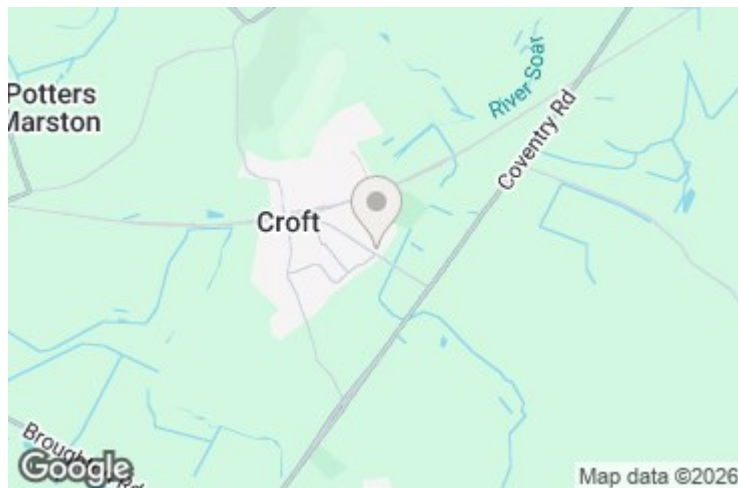
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(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. 132.1 sq. metres (1421.6 sq. feet)



## First Floor

Approx. 59.9 sq. metres (645.1 sq. feet)



Total area: approx. 192.0 sq. metres (2066.6 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 |           |