CARLTON ESTATES
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> SALES & LETTINGS









# 32 Warren Road, Leicester, LE19 2DR

## Asking Price £530,000

A deceptively spacious detached family home, significantly extended and occupying a generous wrap-around plot. Beautifully updated and meticulously maintained by the current owners, this impressive property offers substantial and highly flexible accommodation arranged over two floors.

The accommodation briefly comprises an inviting entrance hallway, a stunning large dining kitchen, a spacious living room, three well-proportioned ground floor bedrooms, and a contemporary family bathroom. To the first floor, there is a superb principal bedroom suite featuring a dressing room and stylish en suite facilities.

Externally, the property enjoys fabulous mature gardens surrounding the home, providing a high degree of privacy and excellent outdoor space. In addition, there is a detached garage and a large driveway offering ample off-road parking.

This exceptional home combines space, versatility, and quality throughout, making it ideal for modern family living.

**Entrance Hallway**
The welcoming entrance hallway provides access to the majority of the ground floor accommodation, with stairs rising to the first floor. The space also benefits from two useful storage cupboards and two radiators.

**Open Plan Dining Kitchen**
A particular feature of this impressive home is the stunning open-plan dining kitchen. Boasting dual aspect windows, a door providing access to the outside, and an opening through to the living area, this superb space offers ample room for family-sized living and dining furniture.

The kitchen is fitted with a quality range of eye-level and base-level storage units, complemented by granite work surfaces and matching upstands. Integrated Neff appliances include a fitted double electric oven, five-ring gas hob with extractor hood over, together with a Bosch integral fridge/freezer and dishwasher.

The adjoining utility room benefits from a door to the outside, a further matching range of storage units, and space and plumbing for both a washing machine and tumble dryer.

**Sitting Room**
The spacious living room enjoys dual aspect windows and large double-opening French doors leading to the outside, creating a bright and welcoming space. A feature log burning stove provides an attractive focal point to the room.

**Bedroom**
With a bow window to the front aspect and a radiator.

**Bedroom**
With a window to the side aspect, radiator.

**Bedroom**
With a window to the rear aspect, radiator.

**Bathroom**
With a window to the side aspect, this well-appointed bathroom is fitted with a low-level WC, inset wash basin with storage under, a separate bath, and a shower enclosure with rainfall shower. Finished with a heated towel rail/radiator.

**First Floor Bedroom**
The impressive first floor bedroom features a window to the front aspect and a Velux window to the rear, creating a bright and airy feel. Doors lead through to the dressing room and en suite, while two radiators provide additional comfort.

**En Suite**
With a Velux window to the rear, fitted with a low level w/c, wash basin ana 'P' shaped bath with a glass screen and electric shower over.

**Outside**
A standout feature of this property is the generous plot on which it sits. The immaculate gardens wrap around the home, offering a variety of seating areas, an extensive lawn, and a productive vegetable patch, all complemented by mature, well-stocked borders that provide colour and interest throughout the year.

To the front of the property, there is a large driveway providing ample off-road parking, along with access to the detached oversized 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.

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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.

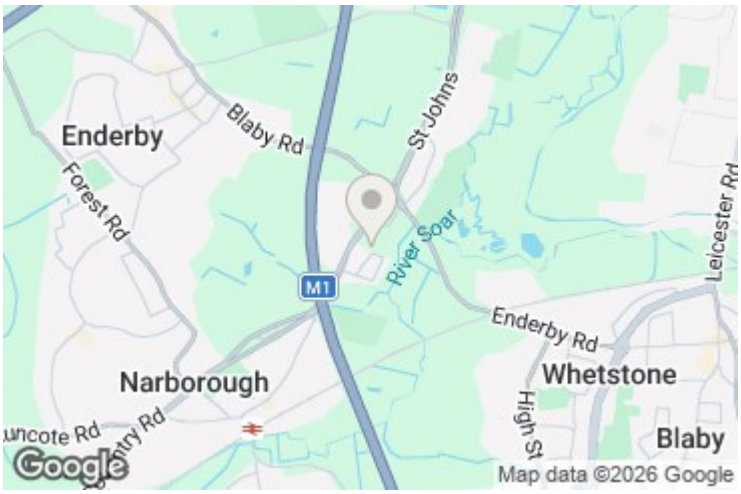
(2) These particulars do not constitute part or all of an offer or contract.

(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


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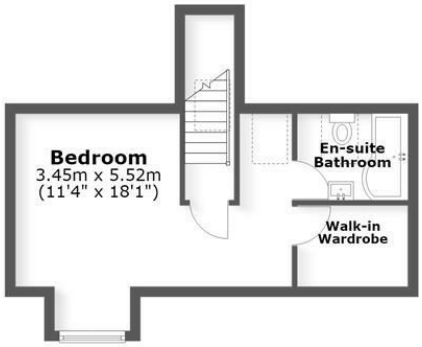
## Ground Floor

Approx. 148.8 sq. metres (1601.2 sq. feet)

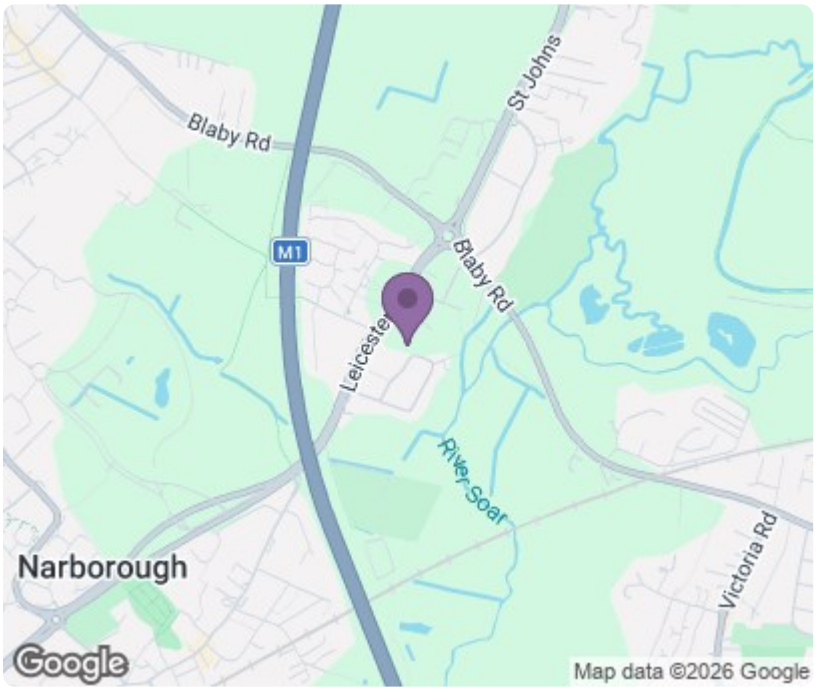


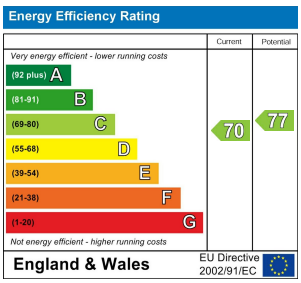

## First Floor

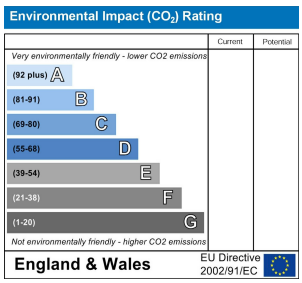
Approx. 30.3 sq. metres (325.7 sq. feet)




Total area: approx. 179.0 sq. metres (1926.9 sq. feet)





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