



**29 Speedwell Drive, Leicester, LE9 6YW**

**£509,950**

A beautifully presented, EXECUTIVE detached family home situated close to OPEN COUNTRYSIDE! The SPACIOUS accommodation, which has been extremely well maintained, briefly comprises: Entrance hallway, Living room, Living kitchen, Utility, Snug, Conservatory, W/c. First Floor: Four good sized bedrooms, an En suite and a Family bathroom. Outside: Generous rear garden, Driveway parking and a Garage. **MUST BE SEEN!**

### Entrance Hallway

With stairs off rising to the first floor with storage under, doors to the kitchen, dining room and a living room. Radiator.

### Living Room

With a bay window to the front aspect, a real flame coal burning effect gas fire and two radiators.

### Living Kitchen

This large room, which incorporates a garage conversion, now has ample space for a range of family-sized dining and living furniture. There are dual aspect windows and a door to the utility. The quality kitchen is fitted with a range of eye level (with courtesy underlighting), and base level (with kickboard lighting) storage units, with granite worksurfaces over. There is a fitted double electric oven, a five ring gas hob with an extractor hood over, and an integral dishwasher. Two radiators.

### Utility

With a window to the rear aspect and a door to the outside. There is a further range of fitted storage units and space / plumbing for a washing machine and a tumble dryer. Radiator.

### Ground Floor W/c

With a window to the rear aspect, fitted with a low level w/c and wash basin. Radiator.

### Snug Room

With sliding patio doors to the conservatory and a radiator.

### Conservatory

This excellent addition to the property provides a further versatile living space, with windows overlooking the rear garden and double opening French doors to the outside.

### First Floor Landing

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

### Bedroom One

With a bay window to the front aspect, built in wardrobes and a door to the ensuite. Radiator.

### En Suite

With a window to the side aspect, fitted with a low level w/c, shower cubicle and an inset wash basin with storage under. Heated towel rail / radiator.

### Bedroom Two

With a window to the rear aspect, built in storage cupboard, and a radiator.

### Bedroom Three

With a window to the rear aspect, radiator.

### Bedroom Four

With a window to the front aspect, radiator.

### Family Bathroom

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 glass screen and shower over. Heated towel rail / radiator.

### Outside

The enclosed rear garden is laid largely to lawn with mature and well stocked surrounding borders, a large paved patio area and gated side access.

To the front of the property is driveway parking and access to the 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

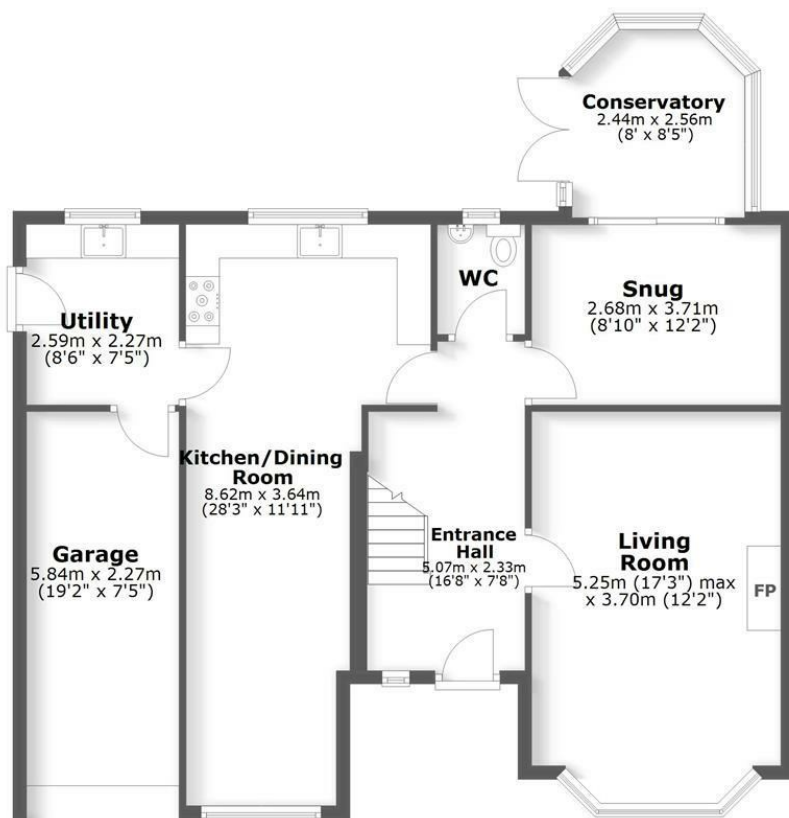
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm





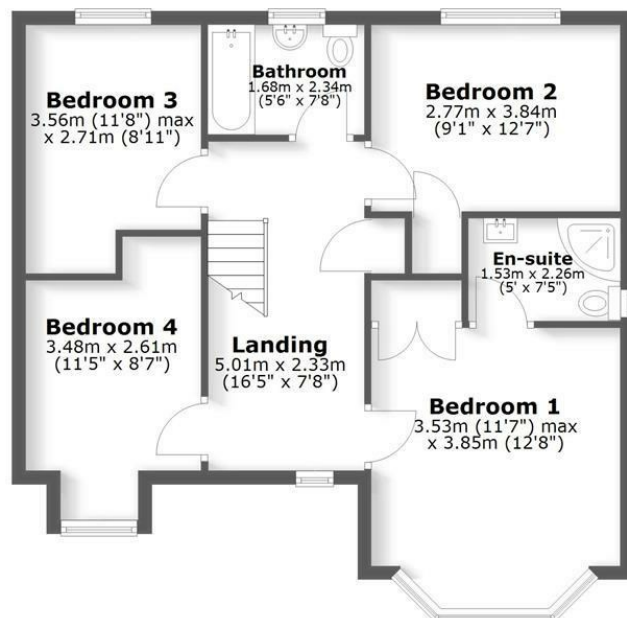
## Ground Floor

Approx. 95.8 sq. metres (1031.7 sq. feet)



## First Floor

Approx. 66.7 sq. metres (718.2 sq. feet)



Total area: approx. 162.6 sq. metres (1749.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Vary 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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Vary 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	