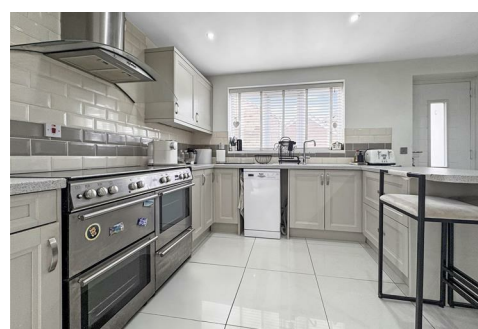




14 Muntjack Road, Leicester, LE8 6BJ

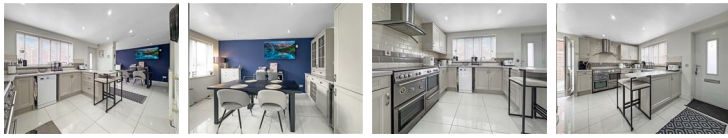
£399,950

Occupying an exceptionally generous plot with fantastic scope for extension (subject to the necessary consents), this beautifully presented family home offers spacious, stylish, and versatile accommodation throughout. The property briefly comprises: Entrance Hall, stunning open-plan Dining Kitchen, generous Living Room, and Ground Floor W.C. To the first floor are four well-proportioned Bedrooms, including a principal bedroom with En Suite, together with a contemporary Family Bathroom.

Outside, the property continues to impress with extensive rear and side gardens, ample driveway parking, and a detached Double Garage.

A rare opportunity to acquire a superb family home with outstanding potential – internal viewing is highly recommended.

Dining Kitchen



A door to the front of the property opens into a spacious dining kitchen, fitted with a comprehensive range of wall and base units complemented by work surfaces incorporating a sink and drainer with tiled splashbacks. There is a breakfast bar providing an ideal casual dining space, together with space for a freestanding cooker with an extractor hood above. The room further benefits from a central heating radiator and a window to the front elevation, creating a bright and welcoming space.

The dining area has a window to the front of the property and a central heating radiator.

Living Room



A superbly proportioned living room offering an abundance of space for both relaxation and entertaining. Flooded with natural light from a walk-in bay window overlooking the rear garden, the room also features French doors opening directly onto the patio, seamlessly connecting the indoor and outdoor living spaces. Finished with both a central heating radiator and a contemporary vertical radiator, this is an impressive and inviting reception room.

Ground Floor Wc



Fitted with a low level w/c and wash basin. Heated towel rail / radiator.

First Floor Landing



With doors off to all first floor accommodation.

Bedroom



With two windows to the front of the property, fitted wardrobes with mirrored doors, central heating radiator and door to the en-suite.

En Suite



With a window to the side aspect, a beautifully appointed and fully tiled wet room comprising a walk-in shower, wash hand basin set

within a contemporary vanity unit, low-level W.C., and a heated towel rail.

Bedroom



With a window to the rear aspect, radiator.

Bedroom



With a window to the rear aspect, access to the loft space and a radiator.

Bedroom



With a window to the front aspect, radiator.

Family Bathroom



A stylish and fully tiled family bathroom fitted with a luxurious Jacuzzi bath with mixer tap and shower attachment, wash hand basin set within a contemporary vanity unit, and a low-level W.C. The room is further enhanced by a chrome heated towel rail and a window to the side aspect.

Outside



The property is set back from the road and approached via a generous driveway providing ample off-road parking for several vehicles, whilst giving access to the detached double garage.

A particular feature of the home is its impressive rear and side gardens. Designed with both family living and entertaining in mind, the garden boasts a spacious paved patio which wraps around the side of the property, leading to an extensive decked seating and entertaining area. The remainder is laid mainly to a well-maintained lawn, enclosed by timber fenced boundaries, creating a private and secure outdoor space with excellent potential for families to enjoy.

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:

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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
- 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.

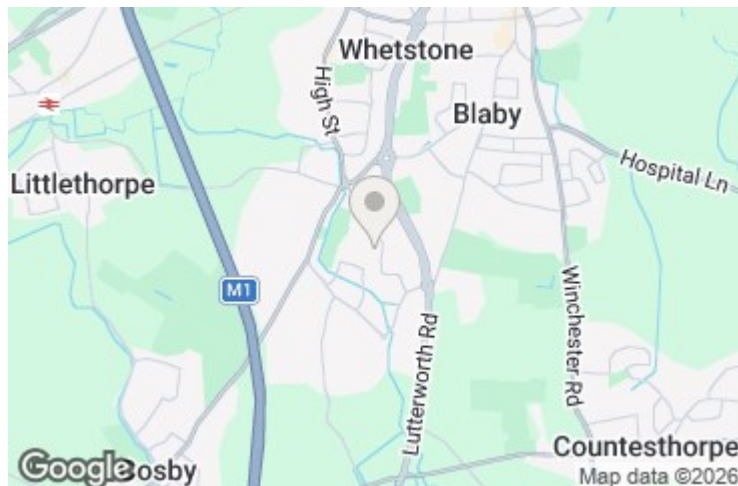
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(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.

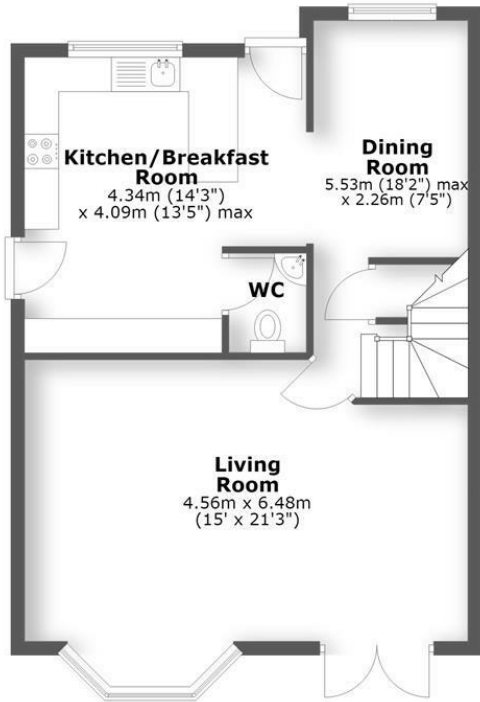
Opening Hours

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



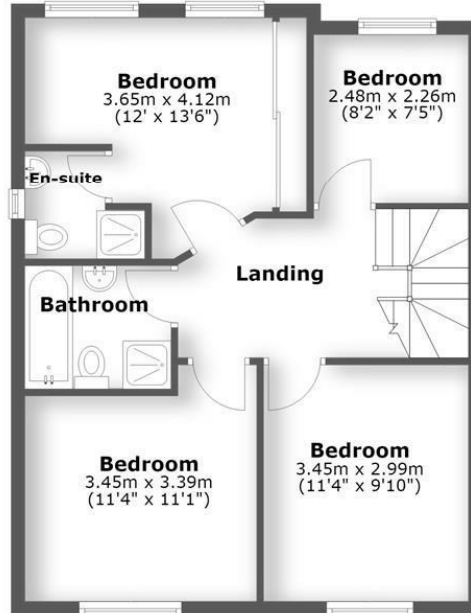
Ground Floor

Approx. 56.9 sq. metres (612.8 sq. feet)



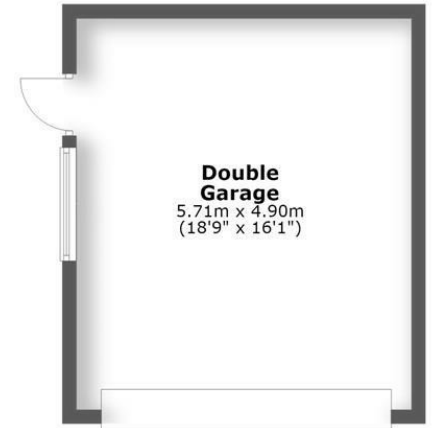
First Floor

Approx. 54.7 sq. metres (589.2 sq. feet)

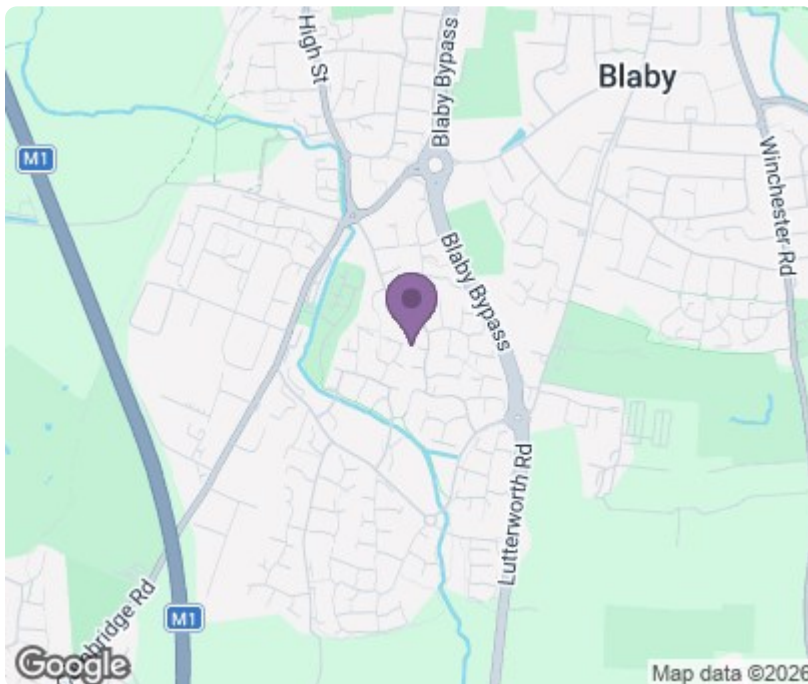


Second Floor

Approx. 28.0 sq. metres (301.1 sq. feet)



Total area: approx. 139.6 sq. metres (1503.1 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	

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	