



10 Teasel Close, Leicester, LE19 3DZ

£595,000

A superb five bedroom detached family home, occupying a generous corner plot within a quiet cul de sac on the sought after Pastures development in Narborough.

The property offers spacious and well balanced accommodation, making it an ideal home for growing families. Its corner plot position provides a greater sense of space and privacy, while the private rear garden is a particular feature, offering an excellent area for outdoor dining, entertaining and family use.

Situated within this popular residential development, the home is conveniently placed for local schools, shops, amenities, Narborough train station and major road links.

Entrance Hallway



Light, airy Entrance hallway with double glass doors to Lounge, Dining Room/Office and glass door to kitchen. Door to downstairs WC. Stairs to first floor landing

Lounge



With bay window to front elevation and patio doors to rear garden. Gas fire and fireplace, 2 radiators.

Dining Room/Office



Dining room that has been converted into an office with built in desks and storage units and double glass doors to kitchen. Window to rear elevation.

Kitchen



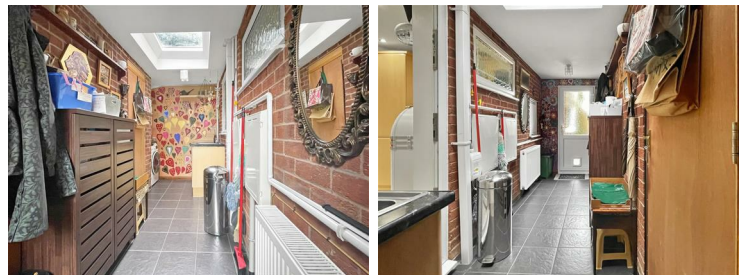
Spacious dining/kitchen with built in appliances, fitted with ample cupboard storage and an island. Double glass doors to Dining room / Office and Sun room.

Sun Room



Bright and airy room with double windows to the rear elevation and French doors to the patio area

Utility Room

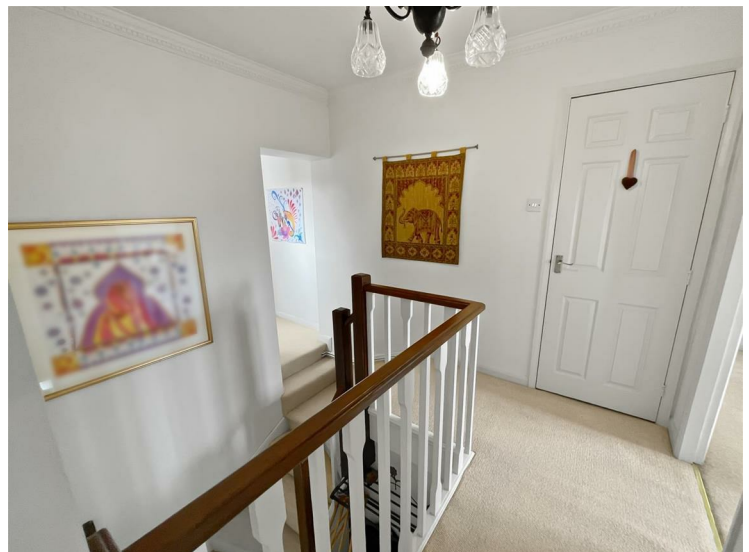


Useful space with sink area, room for laundry appliances and entrance door to double garage. Outside exit door with access to driveway.

W.C.

Fitted with low level W.C. and sink.

Landing



With doors to all bedrooms, main bathroom, airing cupboard and loft access.

Main Bedroom



Double room with window to rear elevation. Door to dressing area and to En suite.

Main Bedroom En Suite



En Suite with shower, separate bath, low level WC and sink with built in vanity units

Dressing Area



Dressing area with built in wardrobes, window to rear elevation.

Bedroom Two



Added as an extension above the double garage. Windows to front elevation. Doors to walk-in wardrobe and en-suite with double shower. low level WC and sink unit.

Bedroom Two En Suite



With walk in double shower, sink and low level WC

Bedroom Three



Double room with window to front elevation. Radiator.

Bedroom Four



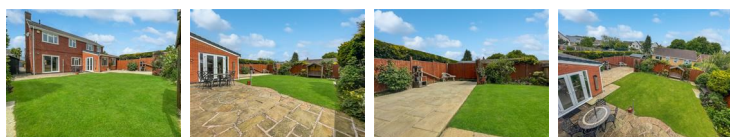
Double room with window to rear elevation. Radiator

Bedroom Five



Window to rear elevation. Radiator.

Rear Garden



A private, spacious garden mostly laid to lawn with large patio area ideal for relaxing and entertaining.

Front



Large block paved driveway with room for 3-4 cars

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
- 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.

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Family Bathroom

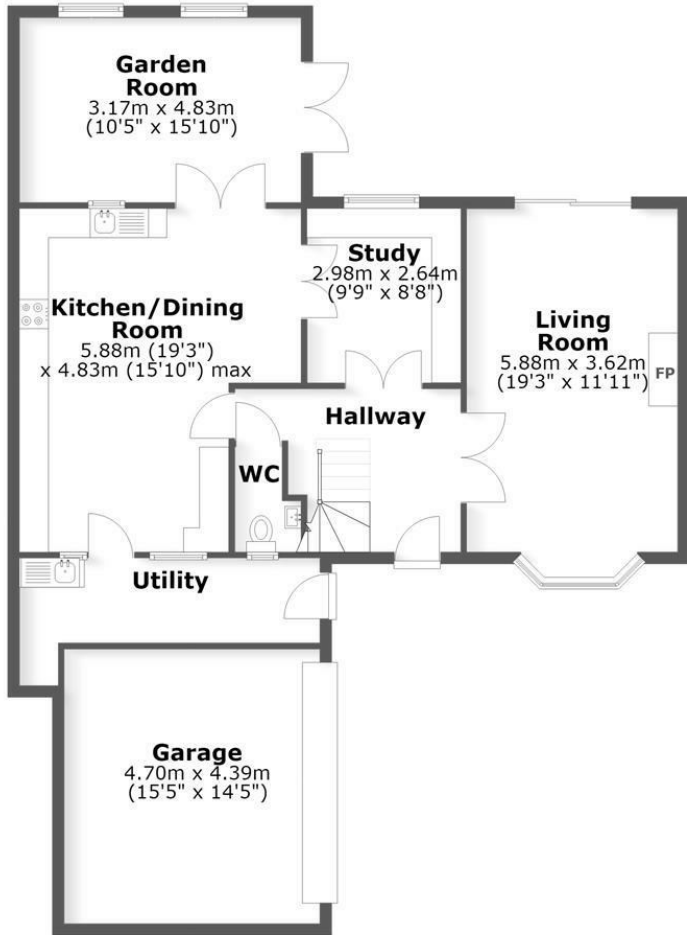


With shower, low level wc sink with fitted units.



Ground Floor

Approx. 112.1 sq. metres (1206.3 sq. feet)

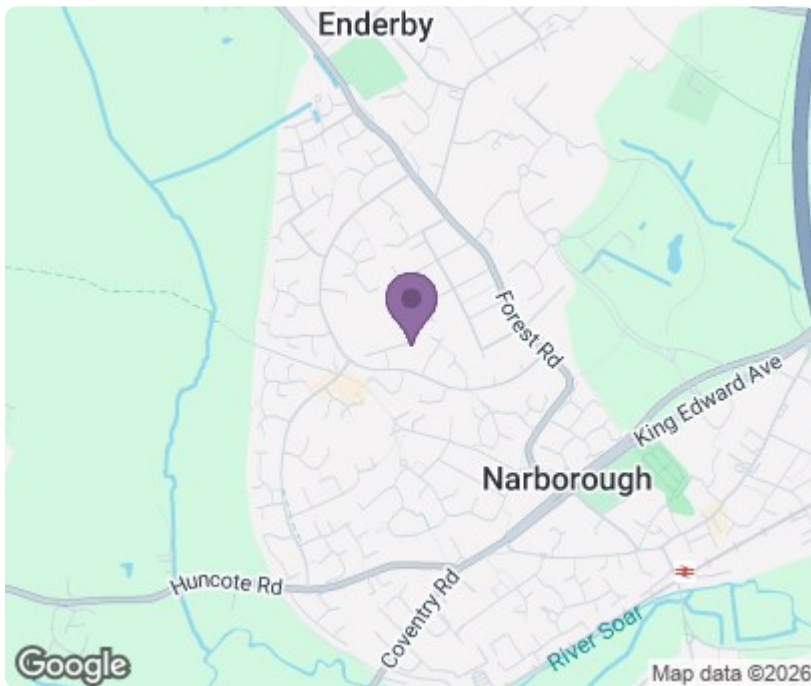


First Floor

Approx. 90.6 sq. metres (975.7 sq. feet)



Total area: approx. 202.7 sq. metres (2182.1 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			
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