

5 Bosworth Close, Leicester, LE9 6AN

£634,950

An Executive Detached Family Home with Open Countryside Views, and Five Double Bedrooms!

Overlooking open countryside, this impressive, brand-new executive detached residence is now available to reserve within an exclusive development of just six other individually designed homes.

Accessed via electrically operated gates, the property offers privacy, security, and exceptional kerb appeal. Finished to exacting standards throughout, this superb family home showcases a range of high-quality fixtures and fittings, combining contemporary design with practical family living.

The accommodation, which is arranged over three floors, briefly comprises: Entrance hallway, FABULOUS LIVING / DINING KITCHEN, Separate living room, Utility room, Study and a W/c. First Floor: Three double bedrooms, an En suite and a Family bathroom. On the second floor are two further bedrooms and an additional bathroom. Outside: Enclosed rear garden, Garage and Driveway parking.

Entrance Hallway

A spacious and welcoming entrance hallway provides access to all ground floor accommodation, complemented by underfloor heating that extends throughout the entire ground floor. A staircase rises elegantly to the first floor.

Living / Dining Kitchen

26'8" (max) x 12'9" (8.15 (max) x 3.90)

Arguably the true 'hub' of the home, this stunning living / dining kitchen has been designed with both everyday family life and entertaining in mind. Striking bi-folding doors perfectly frame the enviable countryside views and open seamlessly onto the garden, while dual-aspect windows and a roof lantern flood the space with an abundance of natural light.

The kitchen itself is beautifully appointed with a quality range of eye-level and base units, complemented by Quartz work surfaces and matching upstands. A comprehensive selection of premium integrated appliances includes an induction hob with extractor hood over, two electric ovens, and a dishwasher, ensuring both style and practicality are delivered in equal measure.

Utility

6'3" x 5'0" (1.92 x 1.53)

With a door to the side aspect, the utility room is fitted with a matching range of quality storage units and incorporates a fitted washer dryer.

Living Room

13'7" x 10'2" (4.16 x 3.12)

A further set of bi-folding doors open seamlessly onto the rear garden, while a feature log-burning stove creates a warm and inviting focal point.

Study

4'8" x 4'11" (1.44 x 1.50)

With a window to the front aspect, - an excellent home office!

Ground Floor Wc

First Floor Landing

The light-filled first-floor landing features a large window to the front aspect, a further staircase rising to the second floor, and doors providing access to all first-floor accommodation.

Bedroom

16'5" (max) x 13'2" (5.01 (max) x 4.03)

The superb main bedroom boasts elegant double opening doors onto a Juliet balcony, framing breathtaking countryside views. Generously proportioned, the room provides ample space for fitted wardrobes and enjoys direct access to a stylish en suite.

En Suite

Bedroom

13'9" x 8'7" (4.21 x 2.62)

Another double bedroom with a window to the rear aspect.

Bedroom

9'9" x 10'0" (2.99 x 3.05)

A double bedroom with a window to the front aspect.

Second Floor Landing

Bedroom

16'6" (max) x 10'7" (max) (5.04 (max) x 3.24 (max))

With a window to the rear aspect.

Bedroom

9'9" x 13'0" (2.99 x 3.97)

With a window to the front aspect.

Bathroom

Outside

The enclosed rear garden is laid largely to lawn with a paved patio area. 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.

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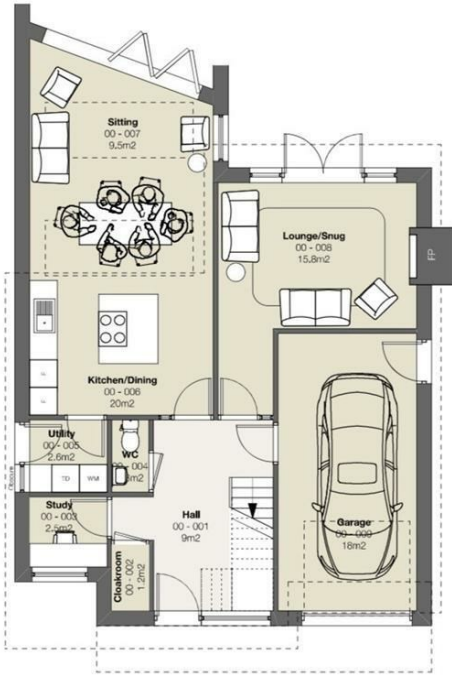
- (1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.
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- (5) Carlton Estates (Narborough) 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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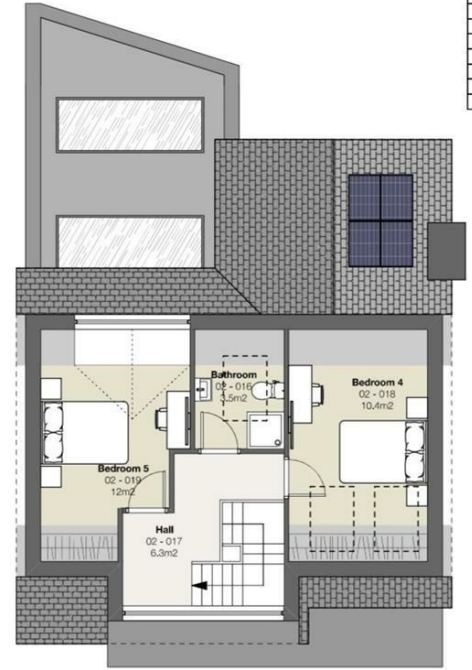




1 **Ground Floor Plan**
Scale: 1:100



2 **First Floor Plan**
Scale: 1:100



3 **Second Floor Plan**
Scale: 1:100



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 ₂) Rating	
Current	Potential
Vary 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