



2 Honeycomb Close, Leicester, LE19 3PS

£470,000

Occupying a generous corner plot within a quiet cul-de-sac on the popular Pastures development in Narborough, this substantial four bedroom detached family home offers spacious and versatile accommodation, ideal for modern family living.

Well maintained throughout, the property features a porch, welcoming entrance hall, lounge, conservatory overlooking the rear garden, second reception room, dining room, kitchen, downstairs cloakroom, four bedrooms, en-suite to the principal bedroom and a family bathroom.

Externally, the home enjoys a large enclosed rear garden with lawn, generous side space, along with garage, off road parking and an attractive frontage.

Set within a sought after residential location, close to local amenities, schooling and excellent transport links, this is a fantastic family home in a desirable position. Viewing is highly recommended.

Entrance Hallway



A welcoming and spacious entrance hall, leading from the porch, provides access to the main ground floor accommodation, with stairs rising to the first floor. Access to the kitchen, w/c and lounge.

Dining Room



The dining room opens via glass doors from the lounge with a window to the rear aspect and radiator.

Kitchen / Utility



The kitchen is fitted with a range of base and wall units, offering ample worktop space and storage. There is a sink and space for further appliances. The room also benefits from part tiled walls, a front aspect window and a side door leading out to the garden.

Snug



A versatile additional reception room currently used as a large home office, but equally suitable as a playroom, snug or formal sitting room. The room has a radiator, a window to the front aspect and storage cupboard.

Lounge



A bright and comfortable lounge, enjoying natural light from the rear conservatory. The room features two radiators, a gas fire with a feature fireplace surround and sliding patio doors leading into the conservatory.

Conservatory



Overlooking the rear garden, the conservatory provides an additional reception space and is ideal for relaxing or entertaining. With windows to multiple aspects, tiled flooring and a door opening directly onto the garden.

Landing



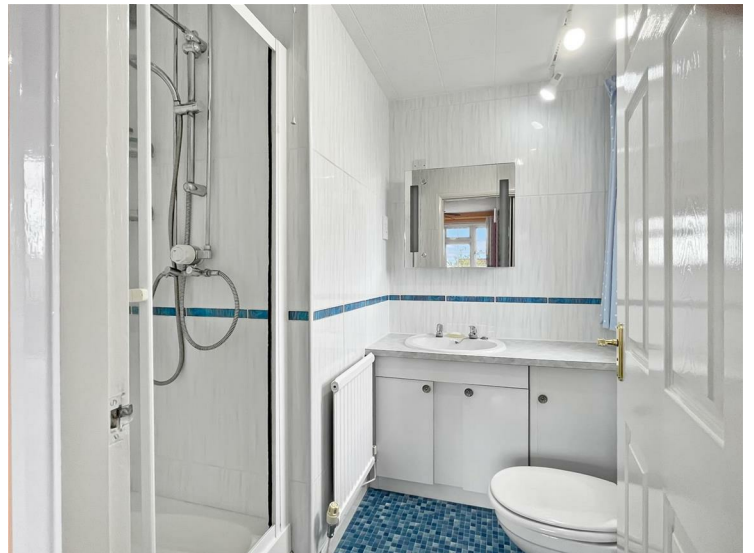
The first floor landing provides access to the bedrooms, family bathroom, airing cupboard and loft.

Main Bedroom



An impressive principal bedroom with rear aspect windows, built in wardrobes, radiator and access to its own en-suite shower room.

En Suite



With shower, low level WC & sink with units surrounding

Bedroom Two



A further double bedroom with a radiator and rear aspect window overlooking the garden.

Bedroom Three



A generous second double bedroom positioned to the front of the property, with built in wardrobes and drawers, a radiator and front aspect window.

Bedroom Four



Another well proportioned bedroom with radiator and front aspect window.

Family Bathroom



Recently updated Family Bathroom with bath and shower over, low level WC and sink with surrounding units,

Front



To the front, there is a garage, off road parking and an attractive front garden area which wraps around the side of the property, enhanced by established shrubs and planting.

Rear Garden



To the rear, the property enjoys a large, enclosed garden, featuring a summer house, shed, mainly laid to lawn with planted borders, mature shrubs and bushes.

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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- * REALISTIC valuations based on local market knowledge
- * EXTENSIVE advertising for maximum exposure
- * COMPETITIVE fees
- * REGULAR client feedback

* MORTGAGE advice available
* NO sale no fee
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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.

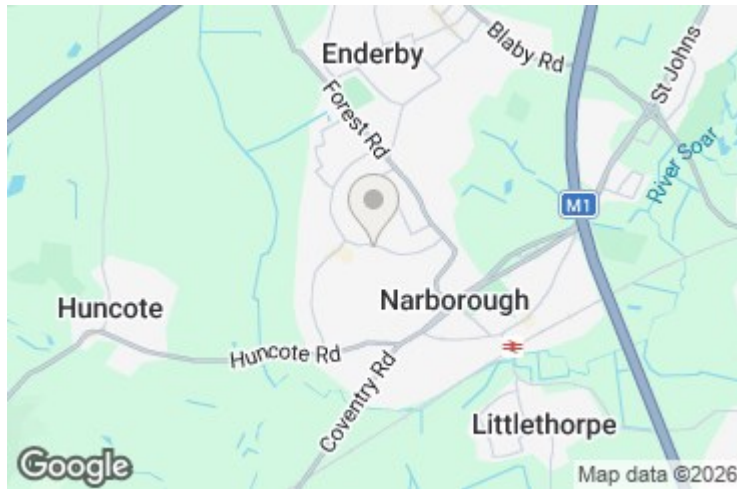
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(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.

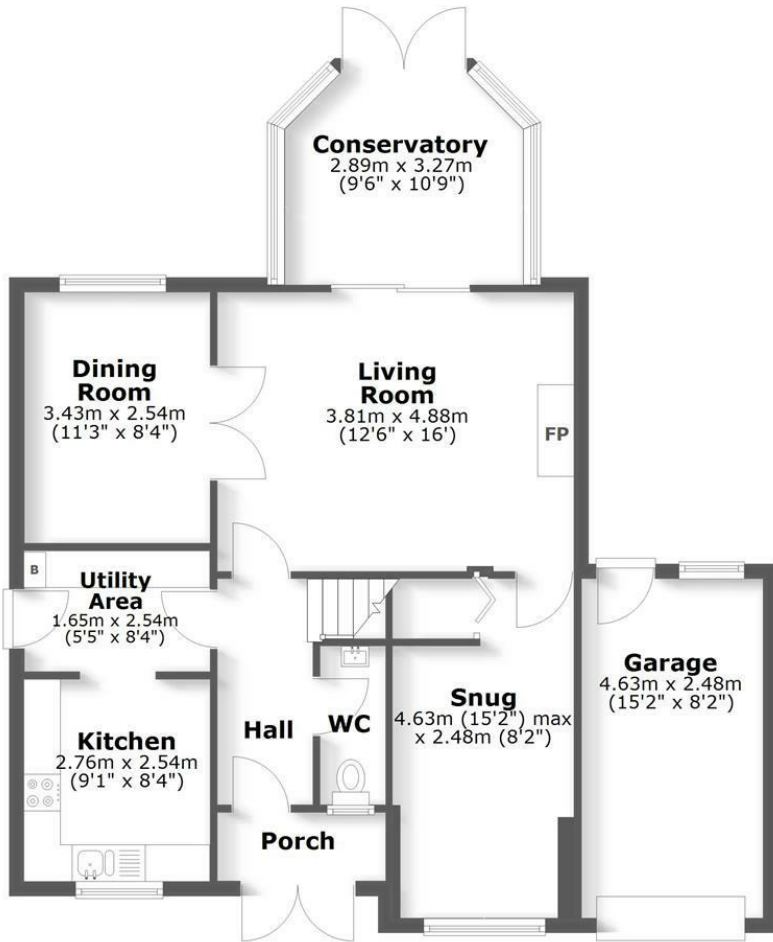
Opening Hours

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



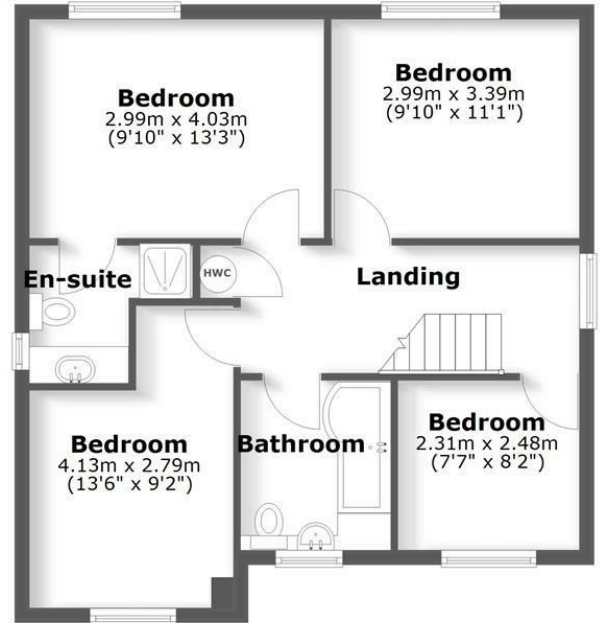
Ground Floor

Approx. 82.8 sq. metres (891.2 sq. feet)



First Floor

Approx. 56.7 sq. metres (610.2 sq. feet)



Total area: approx. 139.5 sq. metres (1501.5 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 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	