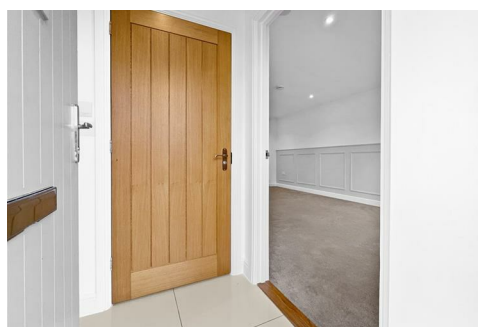




1 Westfield Close, Leicester, LE8 4BX

£315,000

Built in 2020 by the highly regarded Evans Heritage Developments, this exceptional home combines contemporary design with quality craftsmanship, offering a stylish home finished to an outstanding standard throughout, and benefits from the remaining NHBC warranty until 2030.

From the moment you step into the welcoming entrance hallway, the quality of finish is immediately apparent. The living room provides a beautifully proportioned space for relaxation, while the impressive dining kitchen forms the heart of the home — thoughtfully designed with sleek cabinetry, a range of quality integrated appliances, and ample space for both everyday living and entertaining. A discreetly positioned ground floor W/C completes the downstairs accommodation.

To the first floor, three generously appointed bedrooms offer comfort and versatility. The main bedroom has the added luxury of a private en suite shower room, while the remaining bedrooms are served by a beautifully presented family bathroom, finished with contemporary fittings.

Externally, the property benefits from private driveway parking and a landscaped, enclosed rear garden — ideal for alfresco dining, family enjoyment, or a peaceful retreat.

Offered to the market with no onward chain, this superb home presents a rare opportunity to acquire a turnkey property, ready for immediate occupation.

Entrance Hall



Entered via a stylish composite front door, the welcoming entrance hallway immediately sets the tone for the quality within. Doors lead to the living room and the well-appointed ground floor W/C. Radiator.

Downstairs WC

4'11" x 3'11" (1.5 x 1.2)



Low level WC, sink, heated towel rail

Living Room

18'0" x 11'5" (5.5 x 3.5)



A window to the front elevation allows natural light to enhance the space, while a useful built-in storage cupboard provides practical convenience. A staircase rises to the first floor, with a door leading through to the impressive dining kitchen.

Kitchen

15'5" x 8'10" (4.7 x 2.7)



Finished with a sleek tiled floor, this superb dining kitchen enjoys both a window overlooking the rear garden and a door providing direct access outside, creating a wonderful connection between indoor and outdoor living.

The space is beautifully appointed with a comprehensive range of fitted wall and base units, complemented by coordinating work surfaces and contemporary detailing. Integrated appliances include an electric oven with hob and extractor canopy over, along with a fridge freezer, while dedicated space is provided for a washing machine.

First Floor Landing



The first-floor landing provides access to all bedrooms and the family bathroom. A window to the side elevation introduces natural light, enhancing the sense of space, while loft access offers additional convenience. A built-in storage cupboard discreetly houses the boiler.

Bedroom One
11'5" x 11'5" (3.5 x 3.5)



With a window to the front aspect and a door leads to the stylish en suite. Heated towel rail.

Bedroom Two
8'10" x 8'6" (2.7 x 2.6)



With a window to the rear aspect.

En Suite



The en suite is stylishly appointed with a contemporary shower enclosure, low-level W/C and sleek wash hand basin. An obscured window to the front elevation allows for natural light while maintaining privacy.

Bedroom Three
9'2" x 6'2" (2.8 x 1.9)



With a window to the rear aspect.

Bathroom

7'10" x 6'6" (2.4 x 2.0)



The family bathroom is beautifully finished with a contemporary suite comprising a panelled bath with shower over and sleek glass screen, low-level W/C and a wash hand basin.

Outside



The rear garden is predominantly laid to lawn, providing a serene and private outdoor space, complemented by a paved patio area perfect for alfresco dining or entertaining. A gated side access leads to the driveway, which offers convenient off-street parking and adds to the property's overall practicality and appeal.

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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 - * NO sale no fee
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- 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.

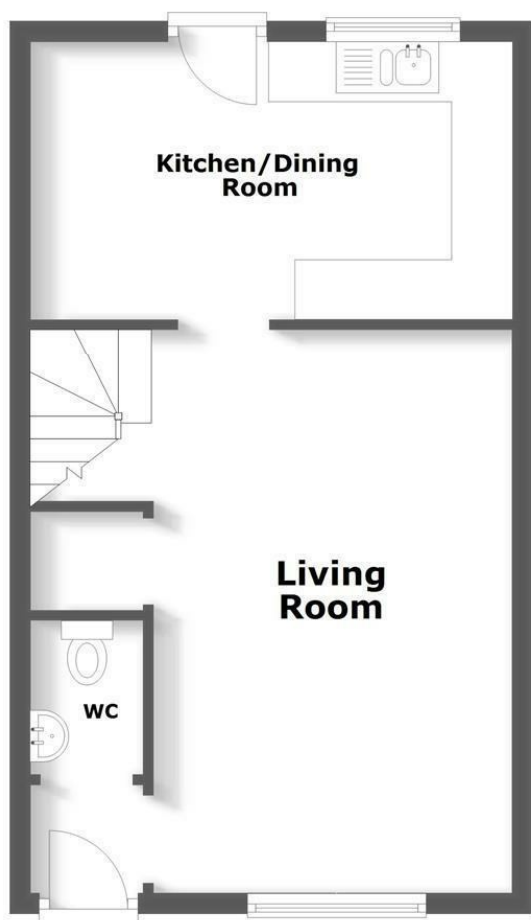
Opening Hours

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



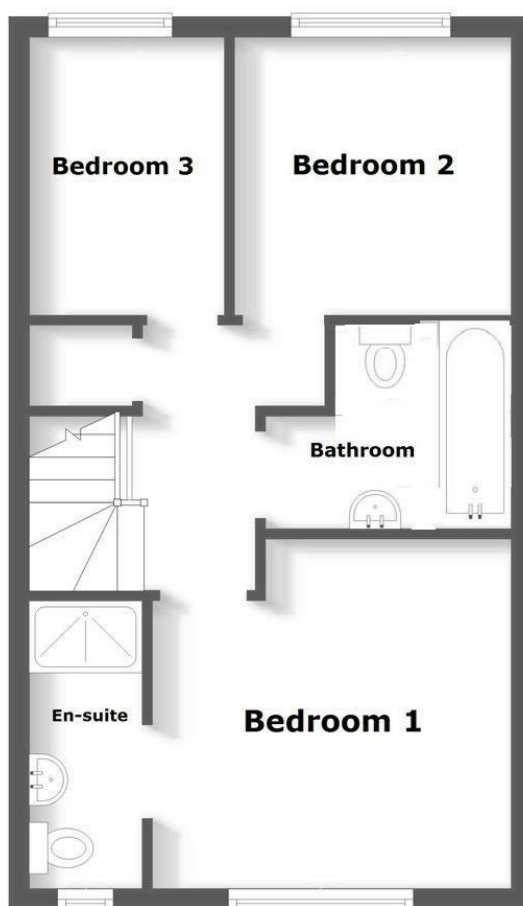
Ground Floor

Approx. 39.0 sq. metres (419.9 sq. feet)

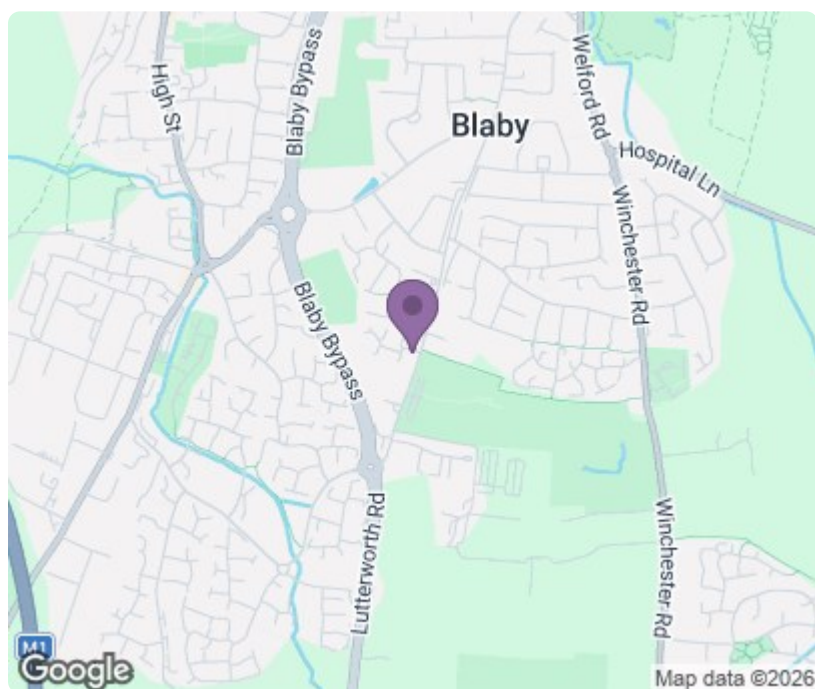


First Floor

Approx. 38.7 sq. metres (417.0 sq. feet)



Total area: approx. 77.8 sq. metres (836.9 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	95 83
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	