



9 Lapwing Court, Leicester, LE19 2TR

£490,000

Situated within a quiet cul-de-sac in the ever-popular South Leicestershire Village of Narborough, this deceptively spacious executive detached home has been maintained to an excellent standard by the current owners.

The well-appointed accommodation briefly comprises a welcoming entrance hallway, ground floor W/C, a generous living room, a stylish dining kitchen ideal for modern family living, and a separate utility room.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with en suite facilities, along with a contemporary family bathroom.

Externally, the property enjoys a fabulous rear garden, perfect for relaxing or entertaining, together with ample driveway parking for numerous vehicles and the added benefit of an EV charging point.

Entrance Hallway

With doors providing access to the W/C and lounge, and stairs rising to the first floor. Radiator.

Ground Floor Wc

With an obscure glazed window to the front elevation, fitted with a low-level W/C and a pedestal wash hand basin. Heated towel rail.

Living room

The bright and spacious living room enjoys a front-facing aspect and features a charming fireplace, flowing seamlessly into the open-plan dining kitchen

Dining Kitchen

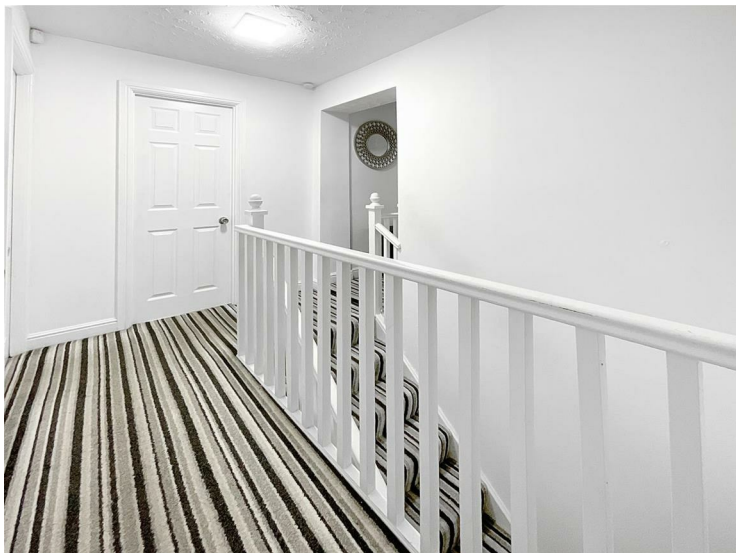
The dining area benefits from double patio doors opening directly onto the rear garden, creating a wonderful indoor-outdoor feel. The well-appointed kitchen offers a range of wall and base units, ample worktop space, an integrated dishwasher, gas hob with extractor, an electric oven and grill, and space for all essential appliances. A separate utility room provides additional storage and plumbing for laundry appliances, with access to garage storage.

Utility Room



With a door leading to the garage storage, fitted with a range of wall and base storage units with worksurfaces over. There is space/plumbing for a washing machine and a fridge freezer.

First Floor Landing



With doors off to all first floor accommodation, two storage cupboard and access to the loft.

Bedroom



A superb main bedroom offering a calm and private retreat, positioned to the front of the property. There is ample space for a king-size bed along with wardrobes and additional bedroom furniture. The room benefits from its own en-suite shower room, complete with walk-in shower enclosure, WC, wash basin and built-in storage — providing both comfort and convenience.

En Suite



With an obscure window to the rear aspect, fitted with a low level wc, hand wash basin, a walk in shower enclosure and built in storage units.

Bedroom

Another well-proportioned double room situated to the front aspect. Perfect as a bedroom, nursery or even a stylish home office for those working remotely.

Bedroom

A spacious double bedroom overlooking the rear garden, ideal as a guest room or older child's bedroom. This room offers plenty of space for wardrobes and additional storage furniture, making it both practical and versatile.

Bedroom



A generous fourth bedroom, larger than typically expected, offering flexibility as a child's room, study, dressing room or hobby space. Its size makes it far more than a standard 'box room'.

Family Bathroom



With an obscure window to the rear aspect, and tiled splashbacks throughout. The bathroom is fitted with a low level wc, hand wash basin and a bath with an electric shower over together with a glass screen.

Outside

The rear garden is a real highlight — thoughtfully arranged with a large patio area ideal for outdoor dining and entertaining. The lower garden is laid with low-maintenance artificial lawn and includes a storage shed/outbuilding, making it perfect for families and those seeking easy upkeep. Side access leads to the front of the property. To the front, a substantial driveway provides off-road parking for numerous vehicles and includes the added benefit of an EV charger — a fantastic feature for modern buyers.

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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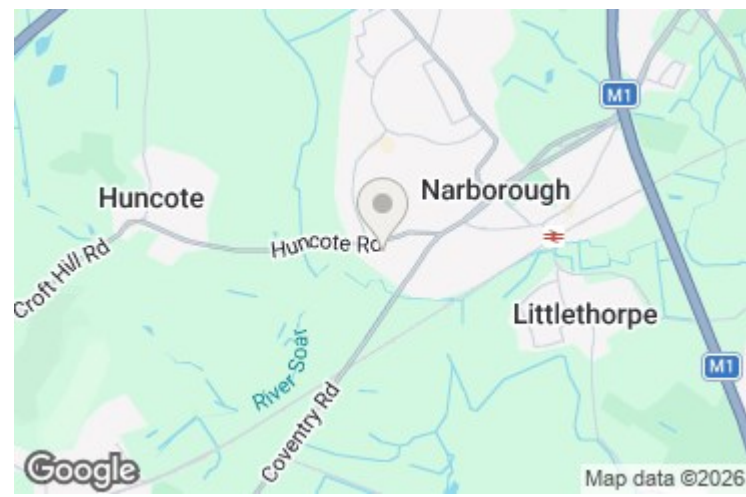
Notes For Purchasers

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.

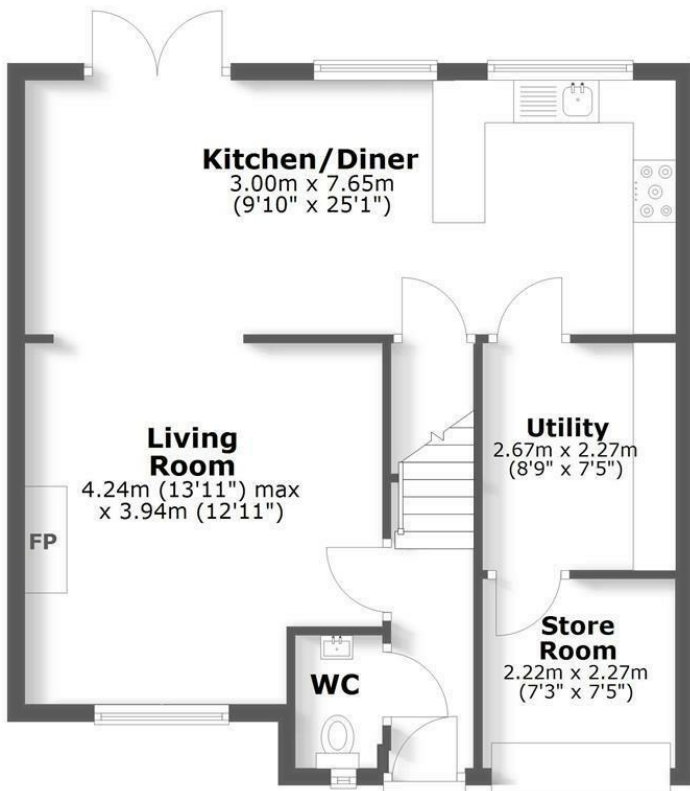
- (1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.
- (2) These particulars do not constitute part or all of an offer or contract.
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- (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



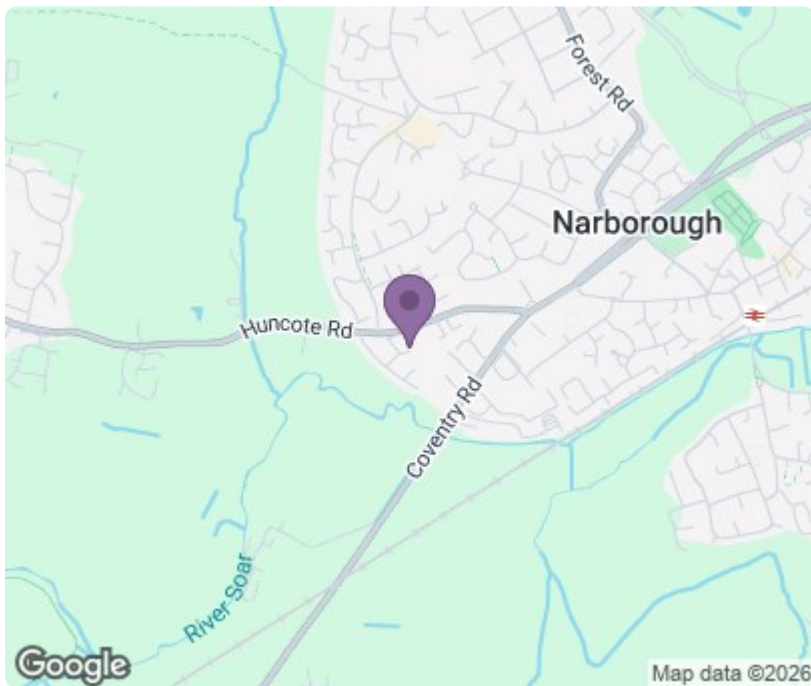
Ground Floor



First Floor



Total area: approx. 117.3 sq. metres (1262.7 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		69	76
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	