

## 4 Bosworth Close, Leicester, LE9 6AN

**£645,000**

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

29'9" (max) x 13'2" (min) (9.07 (max) x 4.03 (min))

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

5'6" x 4'7" (1.70 x 1.40)

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

### Living Room

11'4" x 10'10" (3.46 x 3.31)

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

4'10" x 7'0" (1.48 x 2.15)

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

### Ground Floor Wc

With window to the side aspect, fitted with a low level WC and a pedestal wash basin.

### 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

12'0" x 14'9" (3.66 x 4.5)

With dual aspect windows to the rear and side aspect, and a door leading to the ensuite.

### En Suite

With a window to the side aspect, the en suite is fitted with a low level WC, pedestal wash basin and a bath. Heated towel rail/radiator.

### Bedroom

9'2" x 9'1" (2.80 x 2.78)

### Bedroom

8'9" x 12'9" (2.69 x 3.89)

### Bathroom

Fitted with a low level WC, pedestal wash basin and a bath. Heated towel rail/radiator.

### Second Floor Landing

With a picture window to the front aspect, doors to the bathroom and two bedrooms.

### Bedroom

8'8" x 18'9" (2.66 x 5.74)

With a french door to the rear aspect, a window to the front aspect and a radiator.

### Bedroom

8'9" x 23'9" (max) (2.68 x 7.25 (max))

With a velux window, a window to the front aspect and a radiator

### Bathroom

With a velux window, fitted with a low level WC, pedestal wash basin and a bath. Heated towel rail/radiator.

### 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.

### 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:

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  - \* 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](http://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.

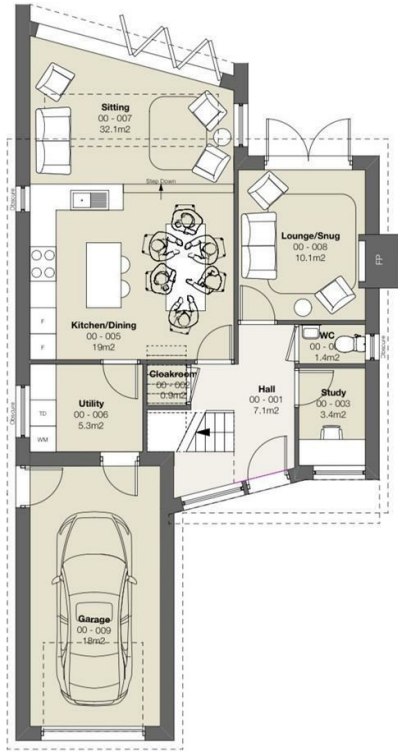
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

**Offer Procedure**

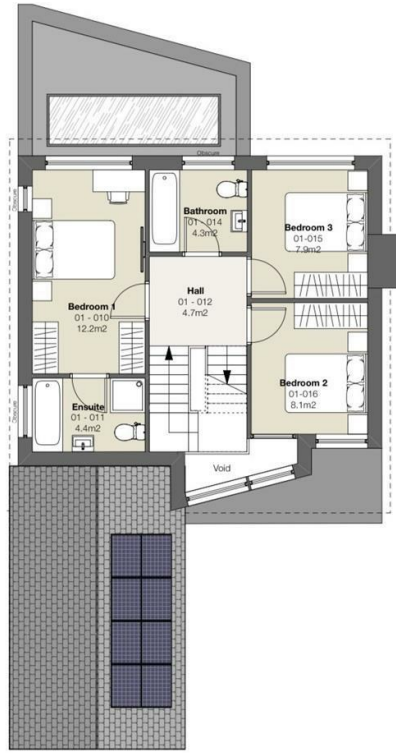
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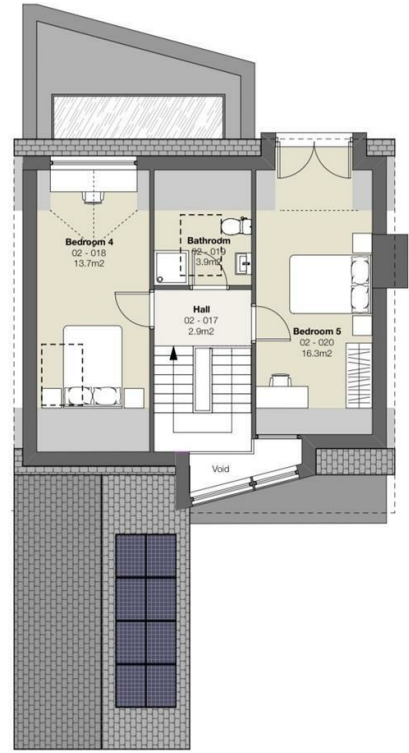




Ground Floor Plan



First Floor Plan



Second Floor Plan



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		