



24 Queen Elizabeth Crescent, Leicester, LE9 6TP

£345,000

Set on a modern and highly sought-after development overlooking green open space, this truly exceptional family home has been superbly maintained by the current vendors and is presented to an outstanding standard throughout.

This deceptively spacious property offers well-proportioned accommodation briefly comprising: entrance hallway, living room, dining kitchen, and ground floor W.C.

To the first floor are four good-sized bedrooms, including a principal bedroom with an en suite, together with a contemporary family bathroom.

Outside, the property benefits from an enclosed rear garden, driveway parking, and a garage.

Entrance Hallway



With stairs rising to the first floor and doors leading to all ground floor accommodation. Radiator.

Ground Floor Wc



Fitted with a low level w/c, a wash basin and a radiator.

Living Room



With large French doors to the rear aspect opening onto the garden. Radiator.

First Floor Landing



With a window to the front aspect, doors off to all first floor accommodation, access to the loft space, a useful storage cupboard and an airing cupboard.

Dining Kitchen



With a window to the front aspect and double-opening French doors to the rear, this spacious room offers ample space for a family-sized dining table and features a modern kitchen fitted with a range of eye-level and base units with work surfaces over and matching upstands. There is a range of quality Smeg appliances, including an electric oven, gas hob with extractor hood over, integrated fridge and freezer, and dishwasher, together with space and plumbing for a washing machine. Radiator.

Bedroom



With a window to the front aspect, fitted wardrobes, and a door to the en suite. Radiator.

En Suite



With a window to the front aspect, fitted with a low level w/c, wash basin and a shower enclosure with a rainfall shower. Heated towel rail / radiator.

Bedroom



With a window to the rear aspect and a radiator.

Bedroom



With two windows to the front aspect and a radiator.

Family Bathroom



With a window to the front aspect, fitted with a low level w/c, wash basin, shower enclosure and bath. Heated towel rail / radiator.

Bedroom



With a window to the front aspect and a radiator.

Outside



The enclosed rear garden is laid largely to lawn with a paved patio area and surrounding borders. Gated access leads to a garage, carport and driveway parking.

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:

- * THE local agent
 - * 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
- 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.

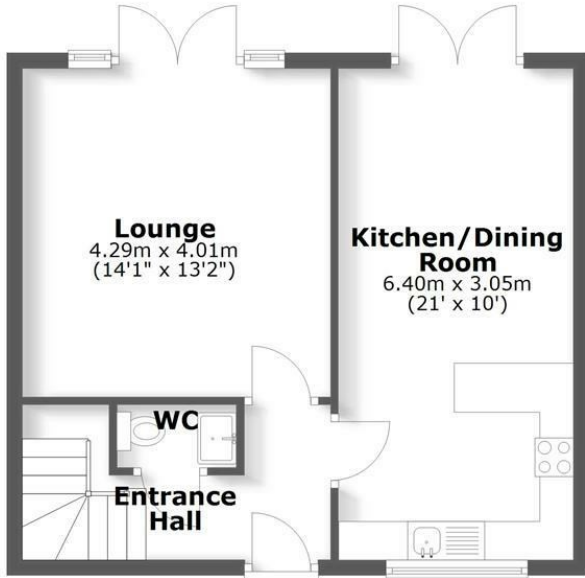
Opening Hours

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



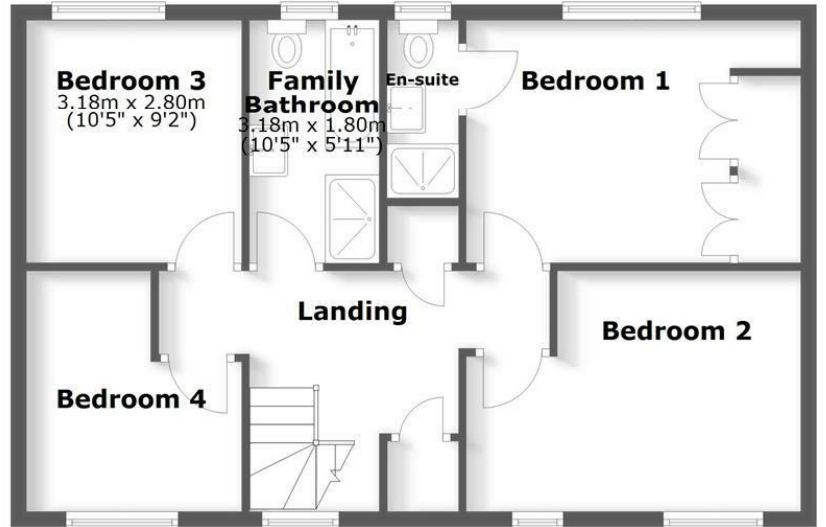
Ground Floor

Approx. 45.8 sq. metres (493.2 sq. feet)

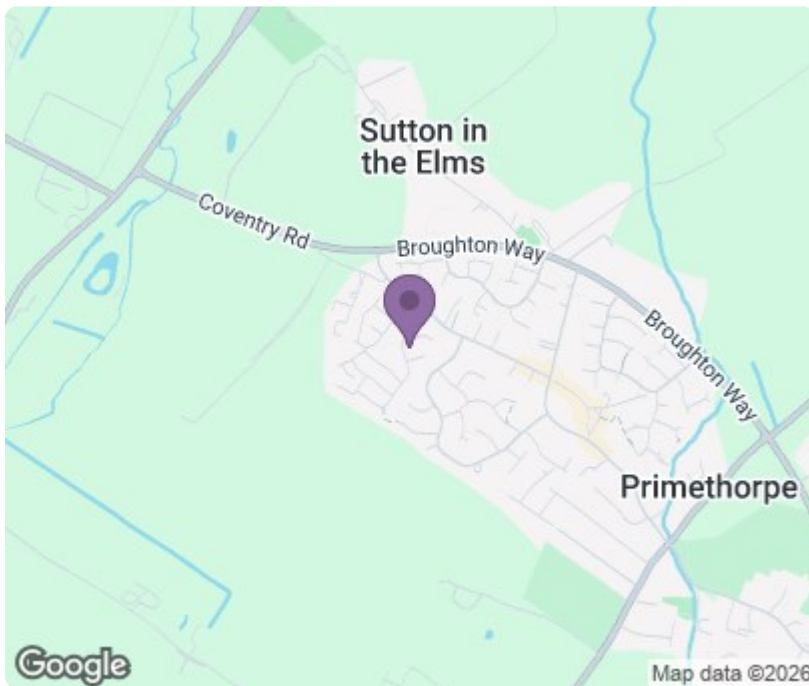


First Floor

Approx. 64.8 sq. metres (697.3 sq. feet)



Total area: approx. 110.6 sq. metres (1190.5 sq. feet)



Energy Efficiency Rating	
Current	Potential
85	95
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	