



85A Station Road, Leicester, LE9 6PU

£649,950

Dating back to circa 1875, this completely unique property is approached via a tree-lined driveway, set just off Station Road. The house occupies an extremely private setting and offers deceptively spacious, well-appointed accommodation briefly comprising: entrance hallway, dining kitchen, utility room, dining room, living room, office/snug, and WC.

To the first floor are three double bedrooms, including an en suite to the principal bedroom, together with a family bathroom.

Externally, the property benefits from an attractive and established front garden, along with a courtyard to the rear.

Entrance

Dining Kitchen

Arguably the hub of the home, the spacious dining kitchen features dual-aspect windows and underfloor heating, and has been refitted with a high-quality range of eye and base level storage units with granite work surfaces and matching upstands. Integrated appliances include a double electric oven, hob with extractor hood over, fridge/freezer, and dishwasher.

Utility

Fitted with a further range of eye level and base level storage units, doors to the front aspect and the w/c.

Living Room

With dual aspect windows, bi-folding doors to outside and a feature log burning stove. Radiator.

Dining Room

With dual aspect windows, a feature fireplace and double opening French doors to the outside.

Office / Sitting Room

Another large room with a window to the side aspect. Currently used as a home office, but could easily be used as an additional reception room or bedroom. Fitted with a range of office furniture and a radiator.

Ground Floor Wc

With a window to the side aspect, fitted with a low level w/c and wash basin. Radiator.

First Floor Landing

With doors off to all first floor accommodation.

Bedroom One

A large bedroom with a feature vaulted ceiling, a window to the front aspect, a further Velux to the rear and a range of fitted wardrobes. Radiator.

En suite

With a Velux window to the front aspect, fitted with a low level w/c, wash basin and a shower enclosure.

Bedroom Two

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

Bedroom Three

With a window to the front aspect, radiator.

Family Bathroom

With a window to the front aspect, fitted with a low level w/c, wash basin and a 'P' shaped bath with a glass screen and shower over.

Outside

A particular feature of this property is the generous plot on which it sits. Approached via a tree-lined driveway, the property opens onto a large, private front garden, laid mainly to lawn with a variety of planted areas containing mature shrubs and trees. To the side of the property is a brick-built outhouse and access to the rear courtyard.

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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Carlton Estates are an independent and family run estate agency specialising in the local market, having a reputation for quality, service and customer care.

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 - * REGULAR client feedback
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 - * 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.

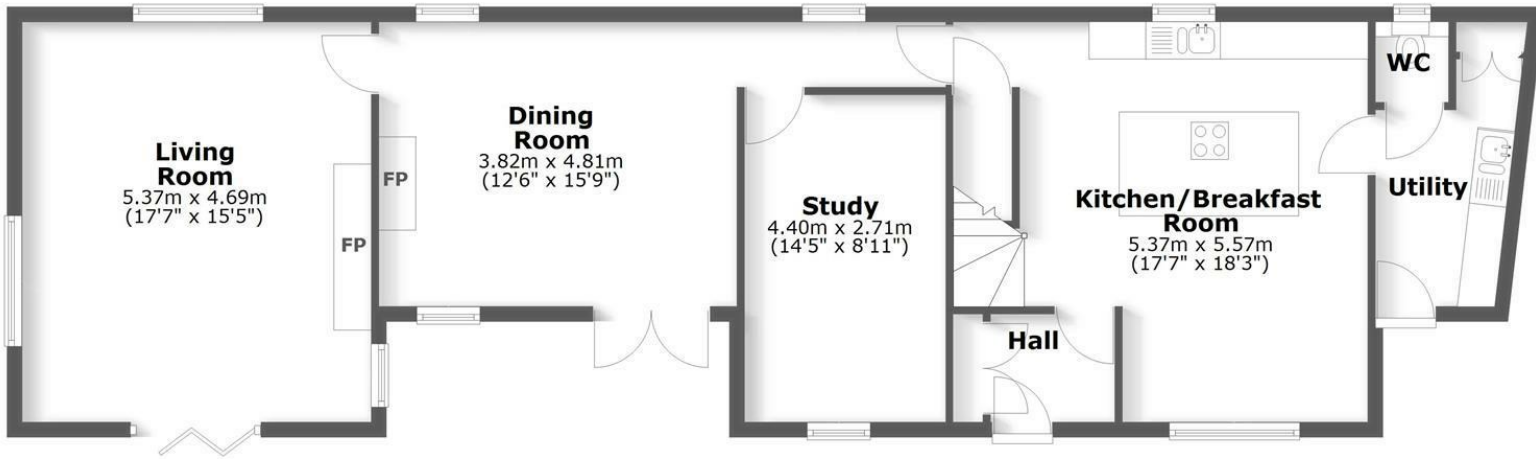
Opening Hours

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



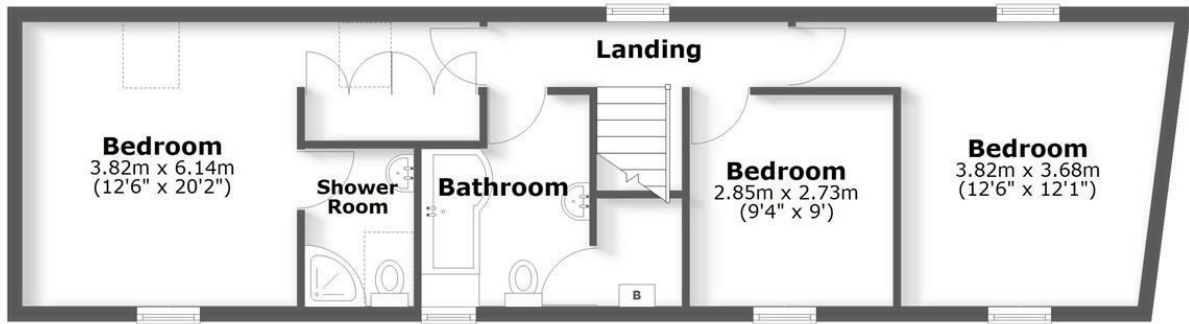
Ground Floor

Approx. 96.6 sq. metres (1040.2 sq. feet)



First Floor

Approx. 58.2 sq. metres (626.3 sq. feet)



Total area: approx. 154.8 sq. metres (1666.5 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	