

## 3 Bowling Green Close, Leicester, LE8 4DB

**£499,950**

Introducing No. 5 Bowling Green Close, Blaby. An exciting and rare opportunity to purchase a **BRAND NEW** and **QUALITY** home situated within a small **SELECT DEVELOPMENT**, finished to an **EXACTING STANDARD** inside and out!

With deceptively spacious and **FLEXIBLE** accommodation arranged over two floors, totalling approximately 1900 sq/ft. The ground floor has a Large entrance hallway, a **FABULOUS** living kitchen with feature **BI-FOLDING** doors and a **LOG BURNER**, an additional reception room **OR** ground floor **BEDROOM**, along with a ground floor **BATHROOM** and a storage cupboard. To the First Floor are **TWO DOUBLE** bedrooms, and a Study **OR** Single bedroom, together with an additional bathroom. Outside: Generous lawned rear garden and Driveway parking.

### The 'Elba' Difference

Elba Homes are a local, family-owned building firm that are renowned for their exceptional build quality and craftsmanship. They specialise in developing quality, executive homes in desirable village locations, and take great pride in each and every property that they build.

So, what makes an 'Elba Home' different?

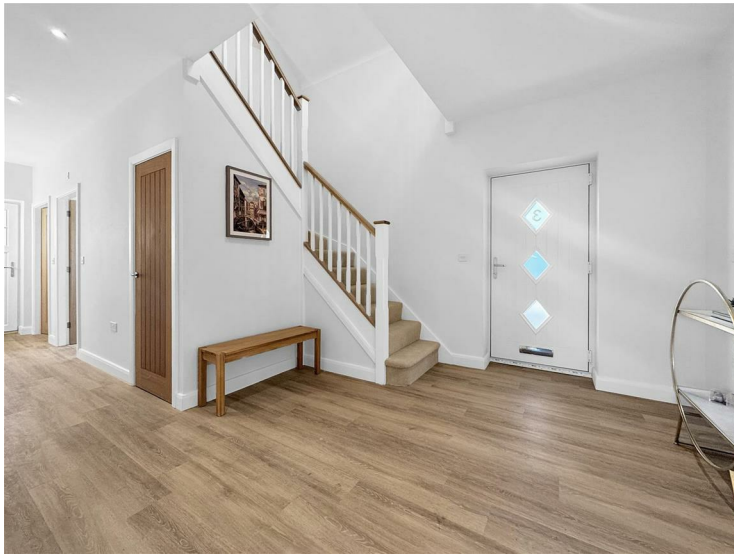
They believe firmly in a 'no additional extras needed' finish. Instead, each new home benefits from bespoke and quality fittings, internally and externally. A finish that is unrivalled and truly impressive.

As standard, each property will include:

- Quality flooring throughout
- Bespoke and handmade kitchens
- Lawned rear garden
- Generous patio areas
- Block paved driveway
- EV chargers
- Outside socket and tap
- Outside lighting
- Quality fully fitted bathrooms
- Underfloor heating to the ground floors
- Air source heat pumps
- Plus much, much more!

Viewing these properties is essential to fully appreciate this completely unique development.

### Entrance Hallway



A large entrance hallway, with feature high ceilings and underfloor heating, which both continue throughout the ground floor of this property. Oak finish internal doors provide access to all accommodation and a complementary staircase rises to the first floor.

### Spectacular Living Kitchen

39'4" x 13'10" (approx) (12.01 x 4.22 (approx))



This room is a particular feature of this property, with a feature fireplace housing a log burning stove, bi-folding doors to the outside and ample space for family sized living / dining furniture. The quality handmade kitchen comprises of a range of modern eye level and base level storage units, with quality worksurfaces and upstands over. There is a fitted electric oven, and a further microwave combi oven and an induction hob with an extractor hood over, together with an integral dishwasher, washing machine and fridge / freezer.

### Additional Image



**Additional Image**



**Sitting Room / Ground Floor Bedroom**  
14'2" x 12'9" (approx) (4.33 x 3.89 (approx))



**Additional Image**



With a bay window to the front aspect.

**Ground Floor Bathroom**



**Additional Image**



With a window to the front aspect, fitted with a low level w/c, wash basin with custom built vanity unit and a bath with shower over and glass screen.

### First Floor Landing



With a window to the front aspect and doors off to all first floor accommodation.

### Bedroom

17'3" x 14'0" (approx) (5.27 x 4.27 (approx))



With a window to the rear aspect, radiator.

### Bedroom

16'8" x 15'2" (approx) (5.09 x 4.63 (approx))



With windows to the front and rear aspects, eaves storage and a radiator.

### Additional Image



### Study / Bedroom

9'7" x 8'10" (approx) (2.93 x 2.71 (approx))



With a Velux style window to the rear aspect and a radiator.

## Bathroom



Fitted with a low level w/c, wash basin with custom-built vanity unit and a double walk-in shower enclosure. Heated towel rail.

## Outside



The generous rear garden is laid largely to lawn with a good sized patio area. Gated side access leads to the block paved driveway which has an EV charger.

## Additional Image



## 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](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.

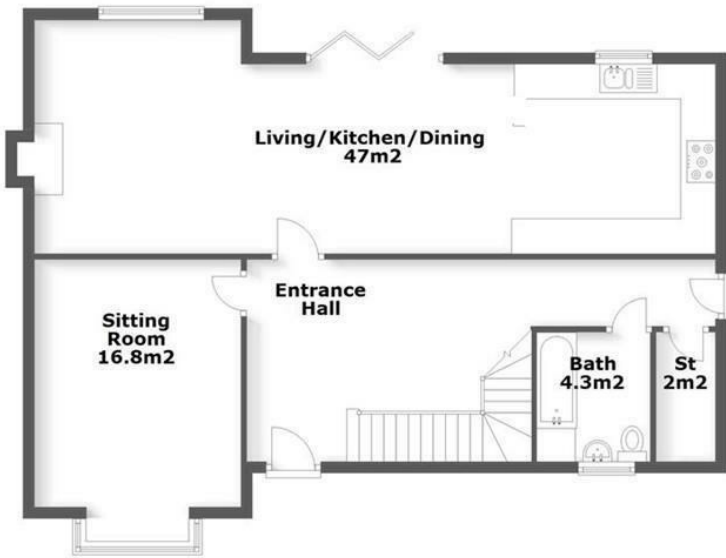
- (1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.
- (2) These particulars do not constitute part or all of an offer or contract.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

## Opening Hours

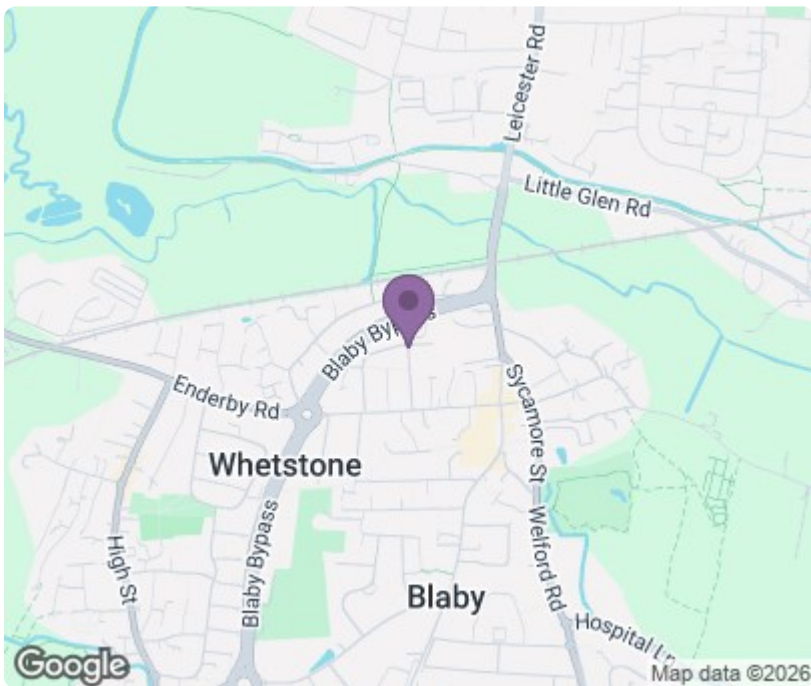
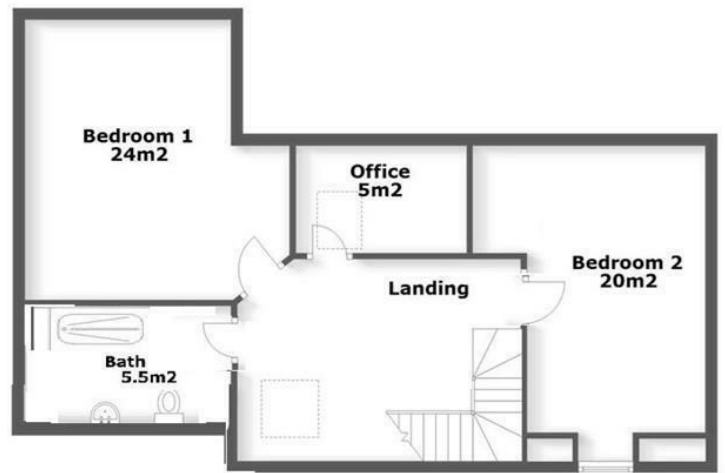
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



**Ground Floor**



**First Floor**



Energy Efficiency Rating		Current	Potential
Very 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
Very 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		