

### 1 Bosworth Close , Leicester, LE9 6AN

**£349,950**

A fabulous BRAND NEW three bedroomeed detached family home which is NOW AVAILABLE TO RESERVE!

Situated within a select development of just six other homes and accessed by ELECTRICALLY OPERATED GATES, this family home will be finished with a keen attention to detail, and offers buyers the potential to choose from a range of fixtures and fittings.

The accommodation briefly comprises: Entrance hallway, Large OPEN PLAN living / dining Kitchen, Ground floor w/c. Three GOOD SIZED bedrooms, an EN SUITE and a Family bathroom. Outside: Front and Rear garden together with Driveway parking. MUST BE SEEN!

## Entrance Hallway

With doors off to all ground floor accommodation and stairs off rising to the first floor. Underfloor heating, which continues throughout the ground floor.

## Living / Dining Kitchen

This room is a particular feature of the property, with windows to the side and front aspects and triple bi-folding doors to the rear garden. The quality kitchen area has been fitted with a range of eye level and base level storage units with Quartz worksurfaces over. There is a fitted double electric oven, induction hob with an extractor hood over, together with an integral dishwasher, fridge and freezer.

There is ample space for a range of family sized living and dining furniture and a feature fireplace.

## Ground Floor W/c

With a window to the front aspect, fitted with a low level w/c and inset wash basin with storage under.

## First Floor Landing

With doors off to all first floor accommodation and access to the loft space.

## Bedroom One

With a window to the rear aspect and a door to the ensuite.

## En Suite

With a window to the rear aspect, fitted with a low level w/c, inset wash basin with storage under and a large shower enclosure with a rainfall shower head.

## Bedroom Two

With a window to the rear aspect.

## Bedroom Three

With a window to the rear aspect.

## Family Bathroom

With a window to the side aspect, fitted with a low level w/c, inset wash basin with storage under, a bath and a separate shower cubicle.

## Outside

The enclosed rear garden is laid largely to lawn with a generous paved patio area. Gated access leads to the driveway.

To the front of the property is a further area of lawn.

## 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.

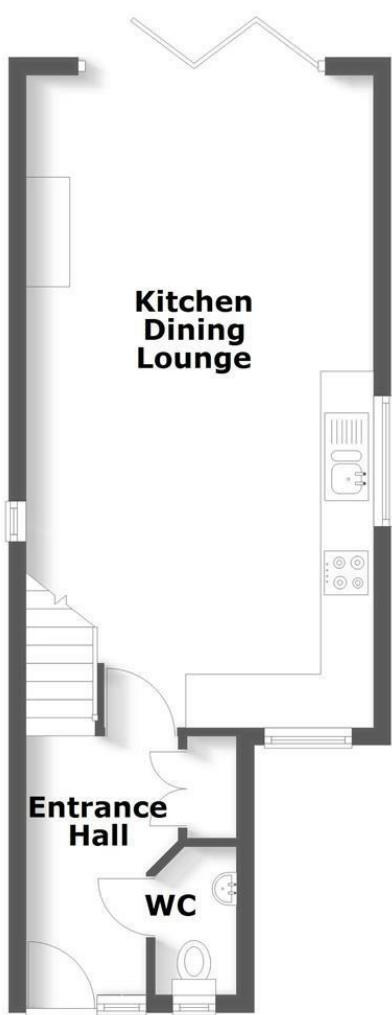
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

## Opening Hours

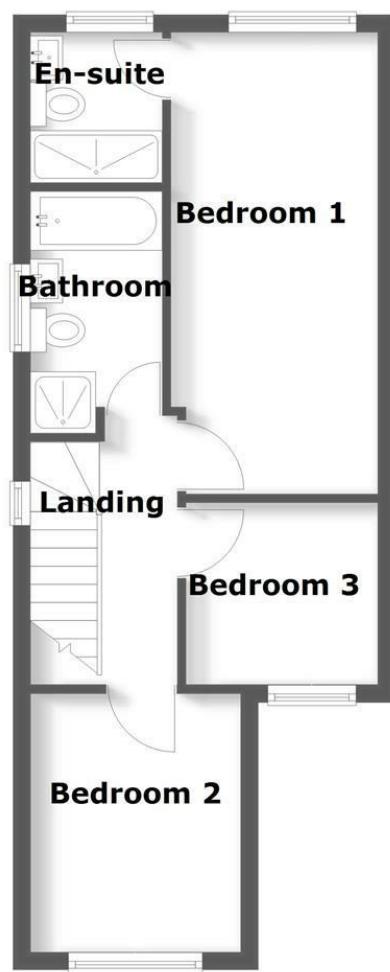
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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