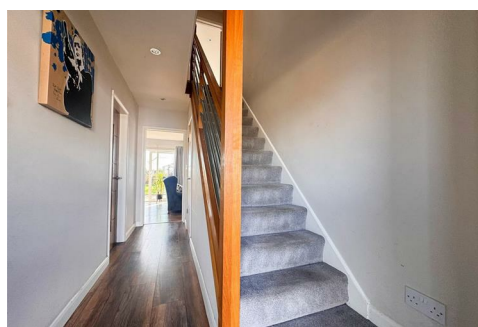




55 Calver Crescent, Leicester, LE9 4JD

£379,950

RARELY AVAILABLE! An outstanding detached family home, beautifully updated by the current owners to an excellent standard, enjoying far-reaching views across the South Leicestershire countryside.

The well-presented accommodation includes a generous entrance hallway, a spacious L-shaped open-plan living/dining kitchen with a stylish refitted kitchen, a versatile study/playroom and a ground-floor WC. Upstairs, there are four good-sized bedrooms and a modern refitted family bathroom.

Outside, the generously sized, low-maintenance rear garden adjoins open fields, providing a wonderful setting to enjoy the countryside outlook, and driveway parking for three cars is at the front.

Entrance Hallway

With stairs off rising to the first floor and doors open to the kitchen, living room and ground floor w/c. Radiator.

Open Plan Living / Dining Kitchen

This spacious L-shaped room has a large rear-facing window and generous patio doors opening onto the garden, both framing the far-reaching countryside views. There is ample room for family-sized living and dining furniture, while a recently installed air-conditioning unit provides added comfort.

The modern refitted kitchen has a further window to the front aspect and features a range of flush-fronted wall and base cabinets, complemented by work surfaces and tiled splashbacks. Appliances include a fitted double electric oven, an electric hob with an extractor hood above and an integrated dishwasher, with space for an American-style fridge/freezer.

Play Room / Office

Formerly part of the garage, this versatile room is currently used as a home office and would also make an excellent playroom.

Ground Floor W/c

Fitted with a low level w/c and inset wash basin with storage under. Space / plumbing for a washing machine.

First Floor Landing

With doors off to all first floor accommodation.

Bedroom

With a rear-facing window enjoying enviable countryside views, fitted wardrobes and a useful storage cupboard.

Bedroom

A further double bedroom, positioned to the rear of the property and enjoying excellent views across the surrounding countryside.

Bedroom

Another comfortable double bedroom with a window to the front aspect.

Bedroom

A good sized single bedroom with a window to the front aspect.

Bathroom

With a window to the side aspect, full height tiling and fitted with a low level w/c, inset wash basin with storage under, together with a shower enclosure with a rainfall shower head.

Outside

The rear garden is a particular feature of the property, enjoying an open countryside outlook. Designed for ease of maintenance, it is laid mainly to artificial turf with slate borders, while a large timber decking area provides ample space for outdoor seating and dining.

To the front, the driveway provides parking for up to three cars.

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
- 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.

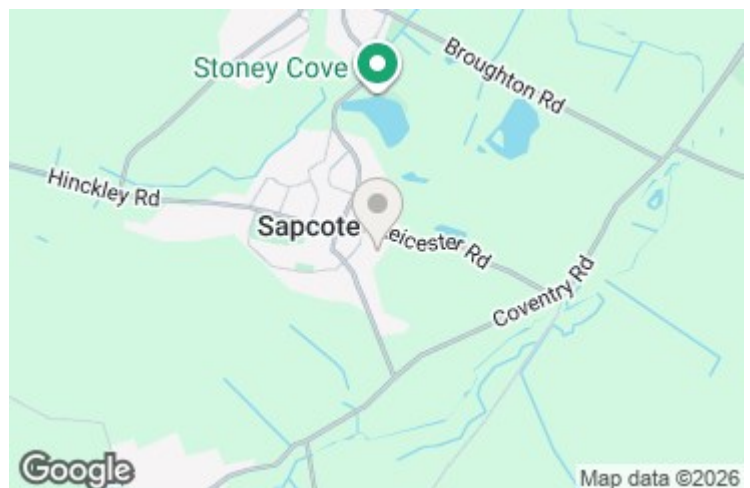
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(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.

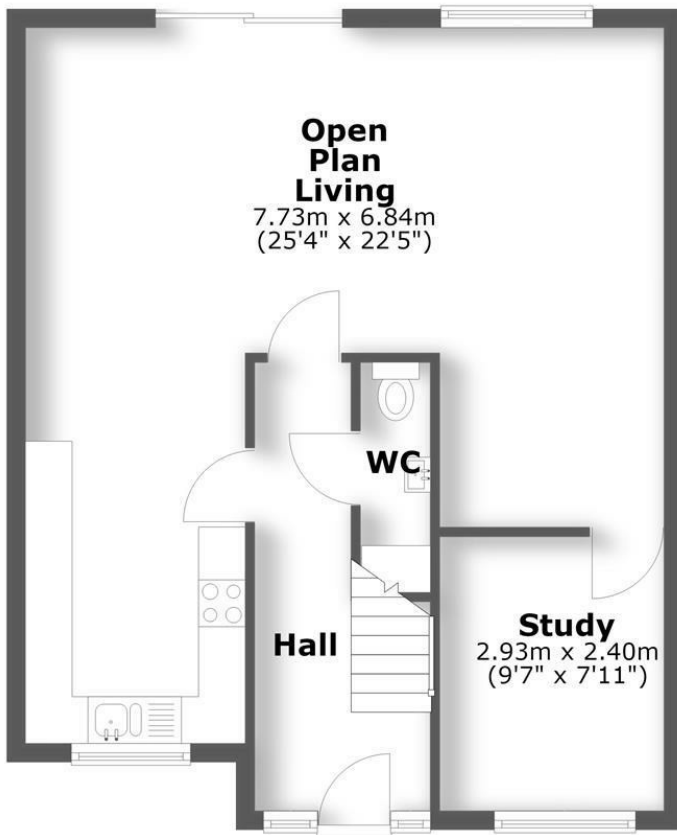
Opening Hours

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



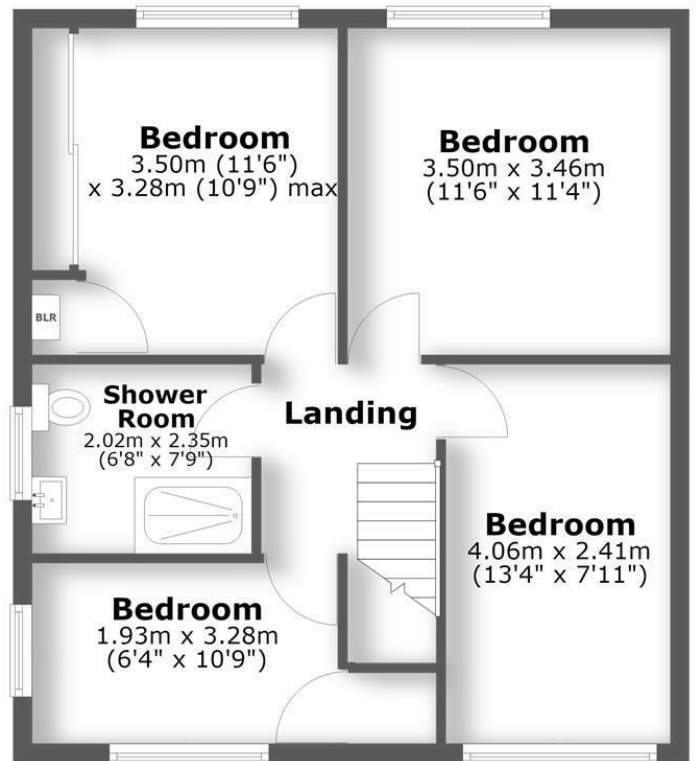
Ground Floor

Approx. 55.5 sq. metres (597.3 sq. feet)



First Floor

Approx. 52.3 sq. metres (563.2 sq. feet)



Total area: approx. 107.8 sq. metres (1160.5 sq. feet)



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 ₂) Rating		Current	Potential
Very 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	