



22 Sharpe Way, Leicester, LE19 2RE

£479,950

Situated on the ever-popular Redrow development in the heart of Narborough, this beautifully presented four-bedroom detached home offers spacious accommodation and modern fittings throughout, making it an excellent choice for family living.

The welcoming entrance hall leads to a cloakroom/WC, study, lounge, separate dining room and a well-appointed breakfast kitchen with adjoining utility room. Upstairs are four bedrooms, including a master bedroom with en suite, and a modern family bathroom.

Outside, the generous rear garden is largely laid to lawn, with a large patio for outdoor dining and entertaining. Ample driveway parking, a double garage and solar panels complete the property. Local shops, amenities and excellent commuter links are all within easy reach. Viewing is highly recommended.

Entrance Hallway

With solid oak flooring, stairs rising to the first floor and doors leading to the ground-floor accommodation. Radiator.

Living Room

With a window to the front aspect, a feature gas fire place, solid oak flooring and a radiator.

Dining Room

With patio doors opening onto the rear garden, solid oak flooring and central heating radiator.

Study

With a window to the rear aspect, solid oak flooring and a radiator.

Kitchen

Fitted with an extensive range of contemporary high-gloss wall and base units with granite work surfaces over and an inset stainless-steel sink and drainer. There is space for a range-style cooker with an extractor over, space/plumbing for a dishwasher and space for a fridge freezer. Further benefiting from a breakfast bar, windows to the rear and side aspects, and a door leading to the utility room.

Utility

Fitted with wall and base storage units, work surfaces and a stainless-steel sink and drainer. There is space/plumbing for a washing machine, a wall-mounted combination boiler and access to a loft space. Radiator.

WC

Fitted with a low-level WC and wash hand basin with storage under, a tiled floor and a radiator.

First Floor Landing

A spacious landing with a window to the side aspect, a large built-in storage cupboard, loft access and a radiator.

Bedroom One

A generous double bedroom with a window to the front aspect, three fitted double wardrobes and a radiator. A door leads to the en suite.

En Suite

Fitted with a modern suite to include a low level w/c, inset wash basin with storage under and a shower enclosure. Radiator.

Bedroom Two

A double bedroom with a window to the rear aspect, two double wardrobes and a vanity unit, radiator.

Bedroom Three

A further double bedroom with a window to the rear aspect and a radiator.

Bedroom Four

With a window to the rear aspect and a radiator.

Bathroom

With a window to the front aspect and fitted with a bath with shower over and glass screen, low-level WC and wash hand basin set within a vanity unit. Heated towel rail/radiator.

Outside

To the front is a block-paved driveway providing ample off-road parking, with an adjacent lawn area and access to the double garage. The generous rear garden is largely laid to lawn with a large patio area and has a side alley providing access to the front of the property.

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.

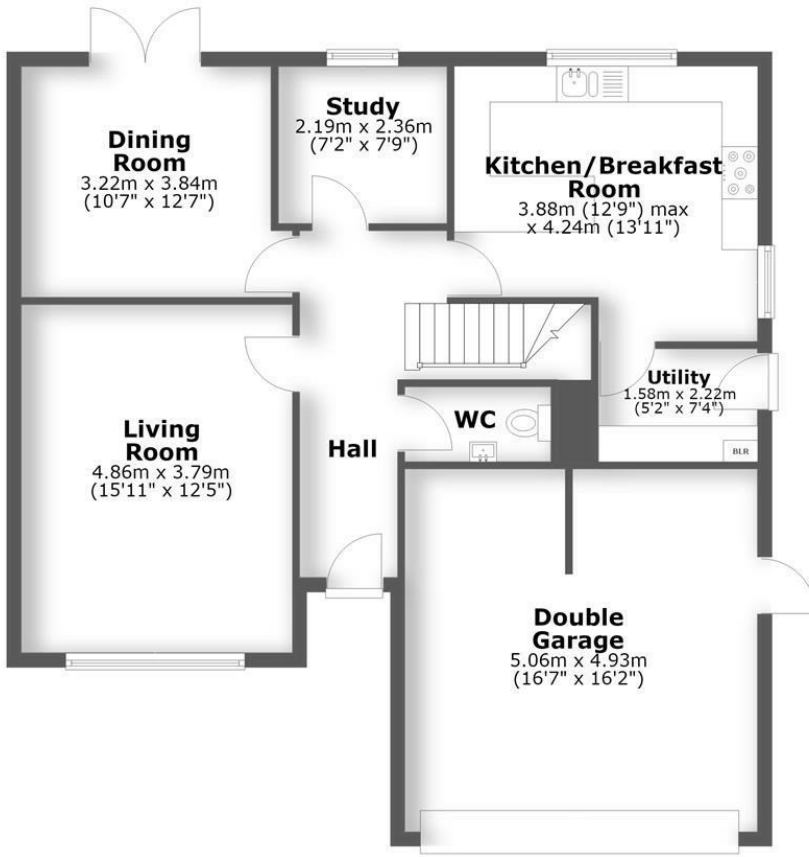
Opening Hours

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



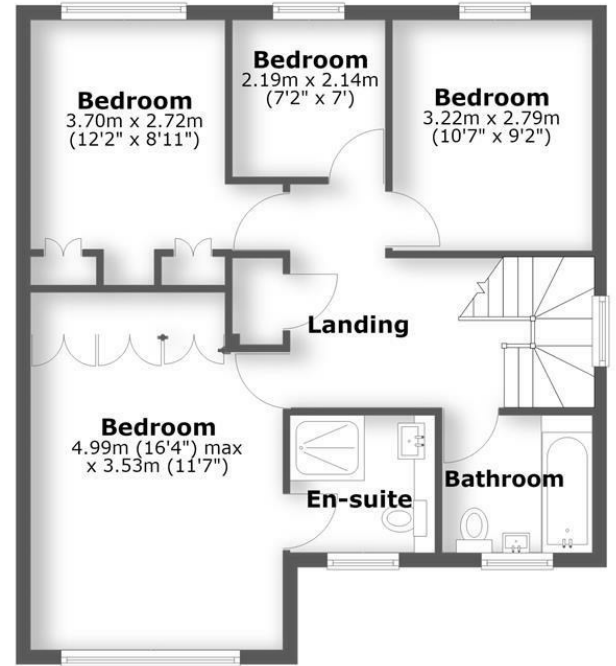
Ground Floor

Approx. 94.8 sq. metres (1020.7 sq. feet)



First Floor

Approx. 63.1 sq. metres (679.5 sq. feet)



Total area: approx. 158.0 sq. metres (1700.2 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			
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England & Wales		EU Directive 2002/91/EC	