CARLTON ESTATES
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> SALES & LETTINGS









5 Chantry Close, Leicester, LE9 3AE

£339,950

A beautifully presented and HIGHLY SPACIOUS detached family home, maintained to an excellent standard by the current vendors. The well appointed accommodation briefly comprises an entrance hallway, dining kitchen, living room and W/C. To the first floor are three DOUBLE bedrooms, with an EN SUITE TO MASTER, and a family bathroom. Outside, the property benefits from an enclosed rear garden, driveway parking and a DETACHED DOUBLE GARAGE!

Entrance Hallway



The hallway has stairs off rising to the first floor, doors to the living room, dining kitchen, w/c and under stairs storage. Radiator.

Living Room

11'01 x 21'09 (3.38m x 6.63m)



With a bay window to the front aspect, double opening French doors to the rear, feature fireplace with coal effect gas fire and two radiators.

Dining Kitchen

16'08 x 10'02 (5.08m x 3.10m)



The kitchen area is fitted with a modern range of eye level, (with courtesy under lighting), and base level units with work surfaces and matching upstands. There is an integrated dishwasher, together with space for a range style cooker and fridge / freezer.
The dining area has double opening French doors to outside, tiling throughout and a radiator.

Ground Floor Wc



With an obscured window to the front aspect, space / plumbing for a washing machine and tumble dryer, low level w/c, wash basin and a radiator.

First Floor Landing



With a window to the front aspect, doors off to all first floor accommodation, airing cupboard and access to the loft space.

Master Bedroom
12'04 x 8'09 (3.76m x 2.67m)



With a window to the rear aspect, built in wardrobes, door to en suite, radiator.

En Suite





With a window to the front aspect, this large room has a low level w/c, inset wash basin with storage under and a shower enclosure. Heated towel rail / radiator.

Bedroom Two
10"01 x 8'09 (3.05m'0.30m x 2.67m)



With a window to the rear aspect, radiator.

Bedroom Three
9'10 x 8'08 (3.00m x 2.64m)



With a window to the rear aspect and a radiator.

Family Bathroom



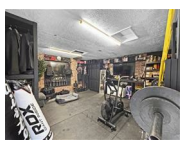
With an obscured window to the rear aspect, fitted with a low level w/c, pedestal wash basin and a 'P' shaped bath with a glass screen and shower over. Heated towel rail / radiator.

Outside









The pleasant and enclosed rear garden has a large raised area of timber decking, a paved patio area and an area of lawn with surrounding borders.
Gated side access is available to both sides of the property, and there is a generous driveway together with a gravelled front garden.
The garage is currently used as a gym, but could easily make an excellent home office!

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.

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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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.

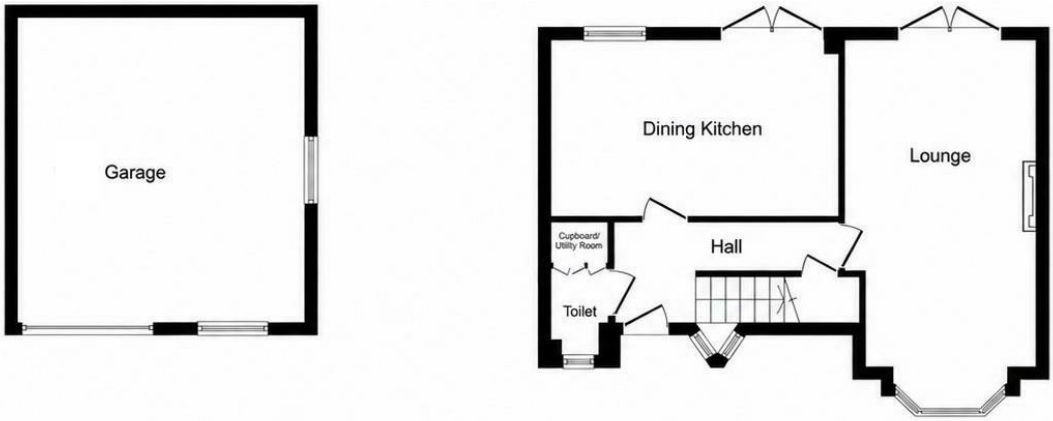
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(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.

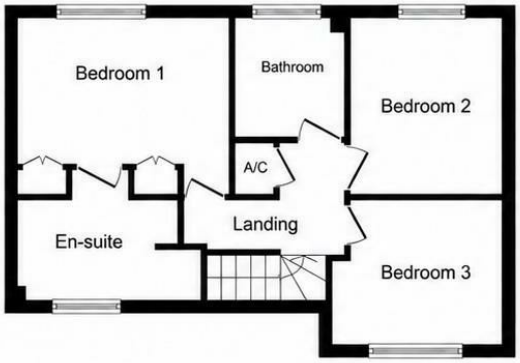
Opening Hours

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

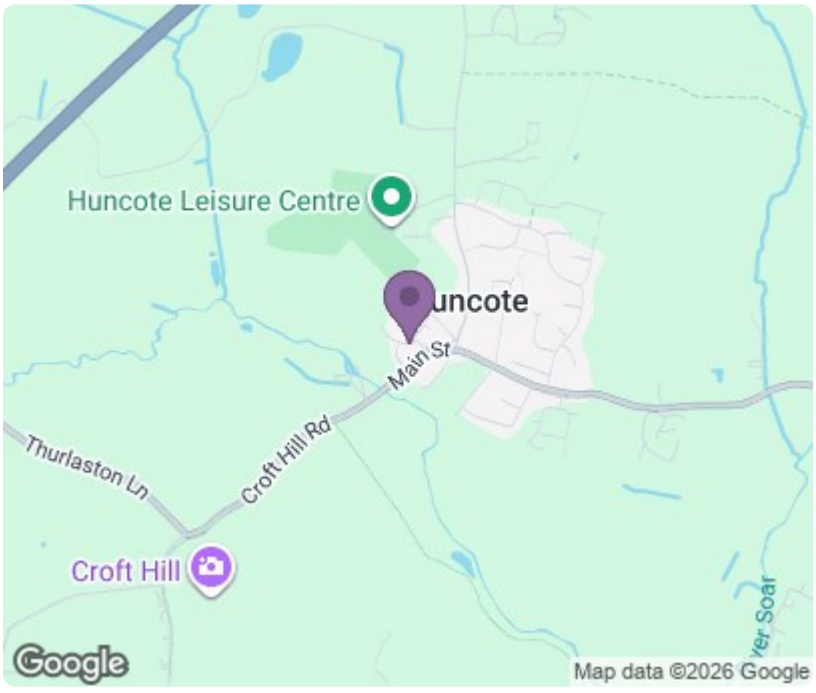


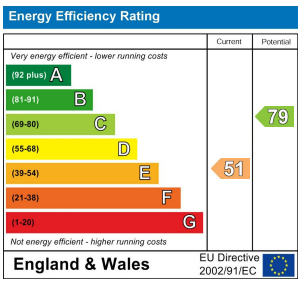


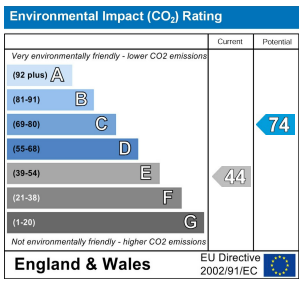
Ground Floor



First Floor







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