

FLOOR PLAN

DIMENSIONS

Porch

Lounge
16'11" x 12'07" max (5.16m x 3.84m max)

Second Reception Room
15'11" x 8' max (4.85m x 2.44m max)

Downstairs WC
5'10" x 3' (1.78m x 0.91m)

Open Plan Kitchen Diner
21'03" x 15'11" max (6.48m x 4.85m max)

First Floor Landing

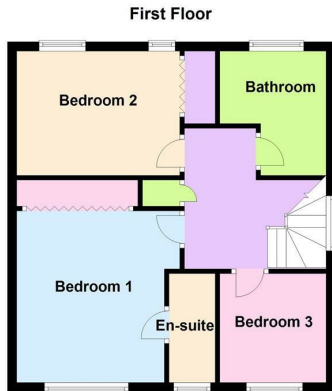
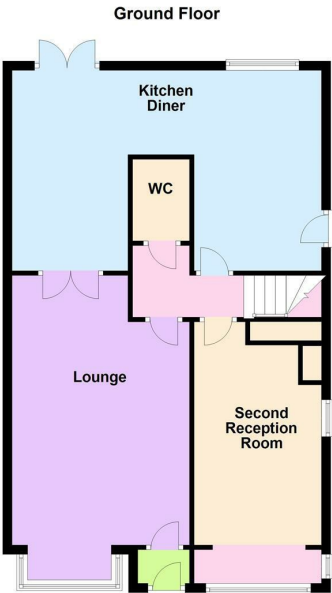
Bedroom One
12'01" x 12'02" max (3.68m x 3.71m max)

En Suite Shower Room

Bedroom Two
12'01" x 8'11" (3.68m x 2.72m)

Bedroom Three
8'09" x 8'06" max (2.67m x 2.59m max)

Family Bathroom



OVERVIEW

- Detached Family Home
- Modern Throughout
- Lounge With Feature Fireplace
- Kitchen Diner
- Second Reception Room
- Downstairs WC
- Three Bedrooms
- Family Bathroom
- Enclosed Rear Garden & Off Road Parking
- EPC Rating D

LOCATION LOCATION....

Narborough enjoys an array of amenities, with a good selection of local shops, three primary schools, restaurants, public houses, post office, pharmacy, medical centre, dentist, library the list goes on. Narborough is situated south of the city and is within easy reach of motorway networks and Narborough train station. Being a rural village there are ample footpaths, bridle ways and cycle routes in the area too. A truly lovely place to live.



THE INSIDE STORY

Detached family home located in a cul de sac position in the sought after village of Narborough. Begin your journey through the front door into the porch with a door into the lounge. This is a lovely light and airy lounge yet with a cosy feel, with a window to the front aspect allowing natural light to shine through and a feature fireplace, a wonderful addition for the upcoming winter months. Double doors open to the kitchen diner whilst a single door gives access to the inner hallway, ideally located in the center of this home with stairs rising to the first floor. The kitchen is fitted with an array of wall and base units with contrasting work surfaces, breakfast bar for informal dining, wine rack, plumbing for a washing machine, integrated oven/hob with extractor over and space for a fridge freezer. The garage has been converted into a second reception room which can be utilised to suit your individual family needs. To the first floor you will not be disappointed with the three bedrooms with bedroom one and two being double in size and bedroom three being a good size single. The family bathroom comprises of a modern three piece suite with stylish spot lights around the bath. Externally this home has to offer with an enclosed rear garden mainly laid to lawn with a patio & raised deck area for outside dining and a shed for storage. To the front of the property is a driveway providing parking for several vehicles. EER Rating D

