

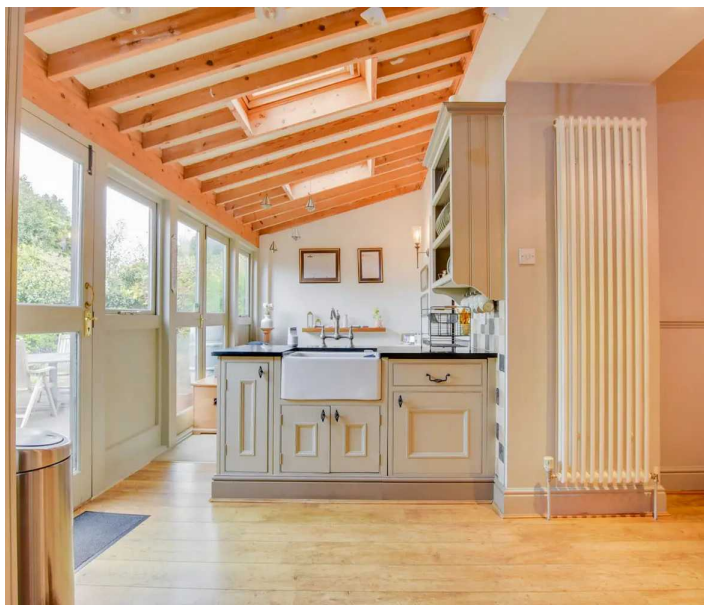


Leicester Road, Naborough

£575,000

A four-bedroom detached family home in NARBOROUGH with a spacious garden, cellar, two reception rooms and an L-SHAPED KITCHEN





Entrance Hall

With a period stain glazed door to the front elevation, window to the sided elevation, original tiled flooring and a radiator.

Reception Room One

12' 11" x 11' 11" (3.94m x 3.63m)

With a bay window to the front elevation, wooden flooring, storage cupboards, an open fireplace and a radiator.

Reception Room Two

11' 11" x 11' 10" (3.63m x 3.61m)

With a window to the front elevation, carpet flooring and a radiator.

L-Shaped Kitchen/Diner

24' 2" x 20' 9" (7.37m x 6.32m)

With French doors to the rear elevation, window to the rear elevation, two Velux skylights to the rear elevation, laminate flooring, carpet flooring, sink and drainer unit with a range of wall and base units with granite work surfaces over, original built in floor to ceiling storage unit, oven, hob with extractor hood over, dishwasher, fridge freezer storage units and three radiators.

Cellar

7' 2" x 5' 8" (2.18m x 1.73m)

With a window to the side elevation, wall mounted wine racking.



First Floor Landing

With a stained glass window to the side elevation, carpet flooring and a radiator.

Bedroom One

13' 6" x 11' 11" (4.11m x 3.63m)

With a window to the front elevation, carpet flooring and a radiator.

Bedroom Two

12' 0" x 11' 11" (3.66m x 3.63m)

With a window to the rear elevation, wooden flooring, a period wash hand basin, period tiled fireplace surround and a radiator.

Cloak Room

7' 11" x 4' 2" (2.41m x 1.27m)

With a single glazed window to the front elevation, two level clothes rails, carpet flooring and a slopped roof.

Bedroom Three

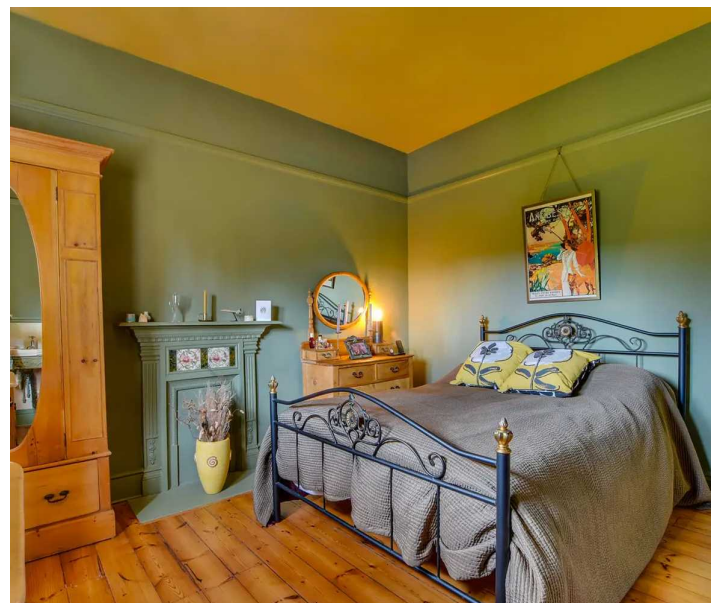
9' 11" x 9' 0" (3.02m x 2.74m)

With a window to the rear elevation, wooden flooring and a radiator.

Bathroom

9' 11" x 6' 11" (3.02m x 2.11m)

With a window to the rear elevation, claw foot bath with overhead shower, hand basin, WC, wooden flooring, wooden wall panelling, radiator and a heated towel rail.







Second Floor Landing

With carpet flooring.

Study/Bedroom Four

With a period stain glazed door to the front elevation, window to the sided elevation, original tiled flooring and a radiator.

Storage Area

11' 7" x 6' 2" (3.53m x 1.88m)

With a sloped roof and wooden flooring.

Garden

With the workshop, outside WC, boiler room, patio seating area, lawn gated side access, storage shed and walled perimeters.

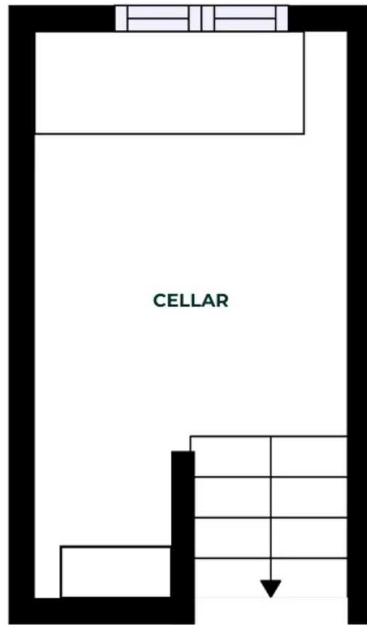
Driveway

Block paved driveway with electrically operated gated access.

Garage

16' x 8'4"

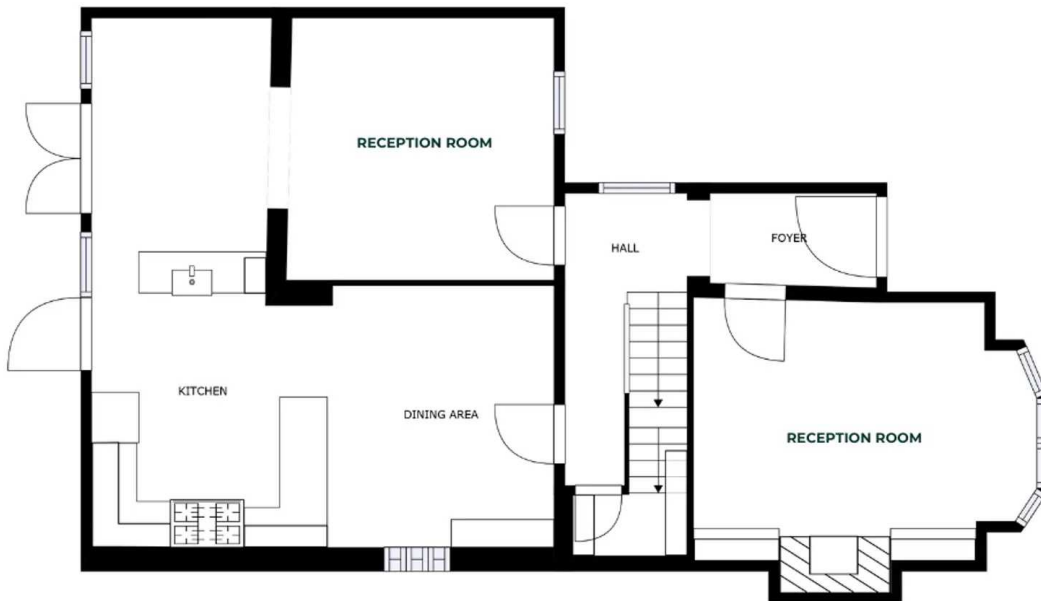
With three windows to the side elevation.



TOTAL: 154 m²
 Below Ground: 0 m², FLOOR 2: 78 m², FLOOR 3: 62 m², FLOOR 4: 14 m²
 EXCLUDED AREAS: WINE CELLAR: 6 m², FIREPLACE: 0 m², CRAWL SPACE: 5 m²,
 ATTIC: 6 m², OPEN TO BELOW: 2 m²

FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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 Below Ground: 0 m², FLOOR 2: 78 m², FLOOR 3: 62 m², FLOOR 4: 14 m²
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FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

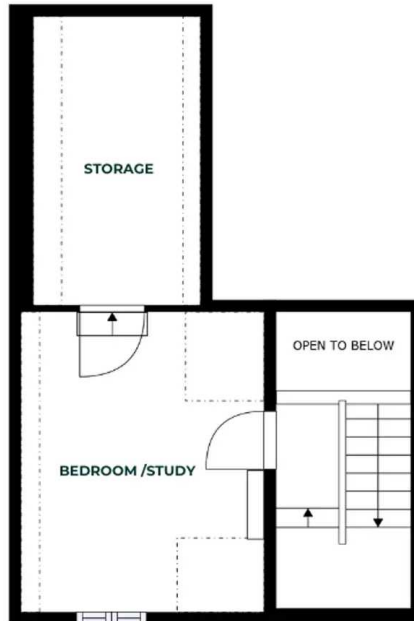




FLOOR 3

TOTAL: 154 m²
 Below Ground: 0 m², FLOOR 2: 78 m², FLOOR 3: 62 m², FLOOR 4: 14 m²
 EXCLUDED AREAS: WINE CELLAR: 6 m², FIREPLACE: 0 m², CRAWL SPACE: 5 m²,
 ATTIC: 6 m², OPEN TO BELOW: 2 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 4

TOTAL: 154 m²
 Below Ground: 0 m², FLOOR 2: 78 m², FLOOR 3: 62 m², FLOOR 4: 14 m²
 EXCLUDED AREAS: WINE CELLAR: 6 m², FIREPLACE: 0 m², CRAWL SPACE: 5 m²,
 ATTIC: 6 m², OPEN TO BELOW: 2 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





The property is conveniently located for amenities and facilities found within the nearby village of Narborough, as well as bus routes providing easy access to Leicester City Centre, the railway station providing access to Leicester, Birmingham, Nottingham and London, and the Park and Ride at Junction 21 of the M1 and M69. Fosse Retail Park is also within easy reach along with The Meridian Leisure Park with its array of restaurants, David Lloyd Gym, Vue Cinema and Hollywood Bowl.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

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