



Alyssum Way, Narborough, LE19



4



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£425,000



Key Features

- Four Bedroom Detached Family Home
- Popular Residential Location
- Open Plan Kitchen Diner & Utility Room
- Family Room Extension
- Gas Central Heating & Double Glazing
- Driveway & Garage With Electric Door
- EPC rating TBC
- Freehold





Perfect for growing families, walk in and be surprised by this extended four bedroom detached home occupying a desirable position on the popular 'Pastures' development on the outskirts of Narborough, just short walk away from the surrounding countryside as well as 'The Pastures' playing field. Benefiting from gas central heating and double glazed layout includes an entrance hall, ground floor wc, lounge, open plan kitchen diner, family room extension with vaulted ceiling and a utility room. Upstairs you will find four bedrooms (main bedroom with a modern en-suite shower room) and family bathroom. The plot boasts a driveway to the front giving access to the single integral garage, with front and rear lawned gardens. Conveniently located for access to Fosse Park Shopping, M1 & M62, an immediate viewing comes highly recommended to avoid disappointment.

Accommodation

Front entrance door opens into the:

Entrance Hallway & Ground Floor WC

Presented with Amtico flooring, the welcoming entrance hall offers a staircase rising to the first floor, central heating radiator and access to some of the downstairs accommodation including the ground floor WC fitted with a two piece suite comprising a WC and wash hand basin.

Lounge 4.99m x 3.28m

Enjoying light provided by a double glazed window overlooking the front elevation, the lounge is presented with carpet flooring and offers two central heating radiators, coving and double doors opening into the:

Kitchen Diner 3.07m x 6.16m

Fitted with a modern range of wall mounted and base units with complementary roll edge work surfaces over with features including an inset 1.5 sink (Designed by

F.A. Porsche) and drainer with flexi tap, built in 'CDA' double oven, hob with extraction hood above and an integrated dishwasher. Affording ample space for a table and chairs, there is also a contemporary column radiator, Amtico flooring, central heating radiator, spotlighting, double glazed window to the rear elevation, door to the utility and open access through to the:

Garden Room Extension 3.61m x 3.22m

A fabulous addition to the accommodation providing extra downstairs living space with a characterful vaulted ceiling and french doors opening out into the rear garden.

Utility Room 3.06m x 1.52m

Providing further storage and space for appliances, with a door to the rear elevation and a door leading to the garage.

Integral Garage 5.19m x 2.40m

With an electric roller door to the front, light and power.

First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, useful storage cupboard and a hatch to the loft space with boarding, ladder and electric socket.

Bedroom One 5.07m x 3.27m

A double room offering a double glazed window to the front elevation, carpet flooring, central heating radiator and coving. A door leads to the:

En-suite Shower Room

Re-fitted with a modern three piece suite comprising a walk in shower with a 'Mira Sport' shower, wash hand basin with storage beneath and WC, with complementary tiled surrounds. With spotlighting, heated towel rail, mirror and a double glazed window to the front elevation.

Bedroom Two 3.60m x 2.40m not into robes

A second double room enjoying the use of built in wardrobes, with carpet flooring, central heating





radiator and a double glazed window to the front elevation.

Bedroom Three 3.07m x 2.77m max

With a double glazed window to the rear elevation, carpet flooring and a central heating radiator.

Bedroom Four 2.10m x 2.89m

With a double glazed window to the rear elevation, carpet flooring and a central heating radiator.

Family Bathroom 2.07m x 1.97m

Fitted with a contemporary three piece suite comprising a bath, wash hand basin and wc, with complementary tiled surrounds. With a heated towel rail, spotlighting and a double glazed window to the rear elevation.

Outside Enjoying a popular residential location within walking distance to the surrounding countryside and local playing park, the plot offers a driveway to the front providing off road parking for two cars with a lawned front garden and gated access to a mainly laid to lawn rear garden featuring a composite decking area providing the perfect place for outdoor sitting and entertaining. There is also an outside tap.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District Council - Tax Band D. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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Making an Offer

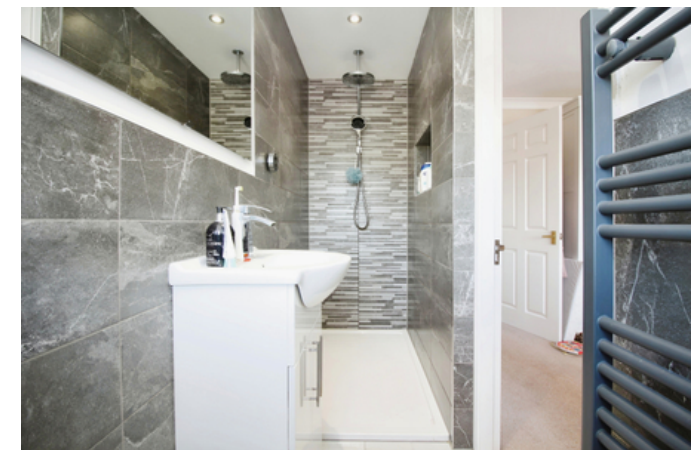
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note

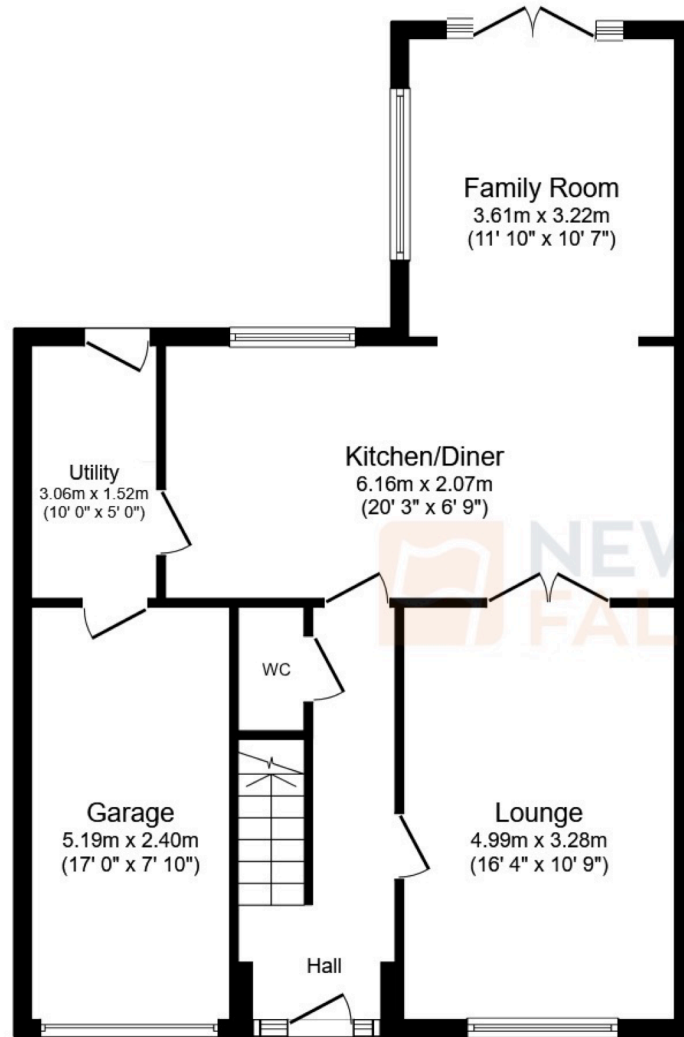
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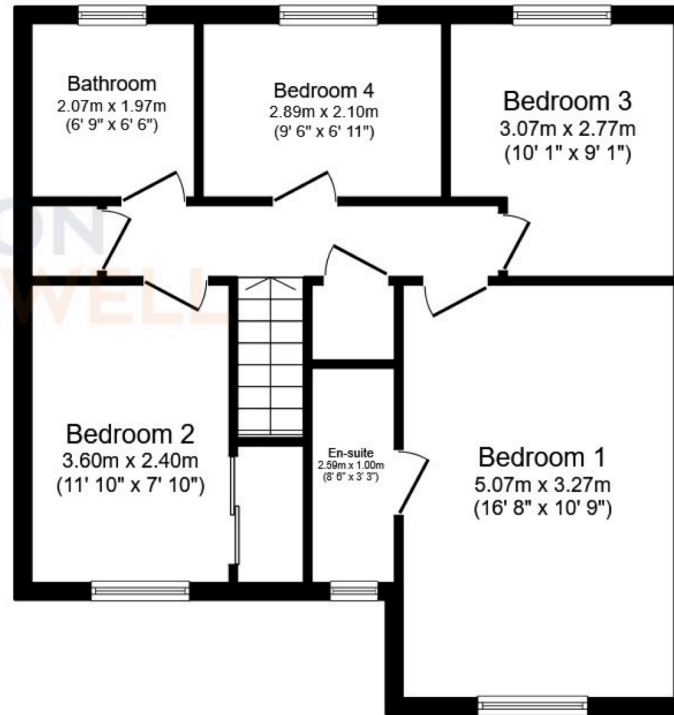






Ground Floor

Floor area 75.3 m² (811 sq.ft.)



First Floor

Floor area 57.1 m² (614 sq.ft.)

TOTAL: 132.4 m² (1,425 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

