

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge

Kitchen Diner

Downstairs Cloakroom

First Floor Landing

Master Bedroom

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom



7 Primrose Close, Narborough, Leicester, LE19 3FW
£1,350

FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

VIEWING Via our office at 1a Lutterworth Road, Blaby, Leicester, LE8 4DW

Telephone: 0116 2771777 • Email: lettings@duckletts.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

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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.

MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

Measurements are for guidance only and potential buyers are advised to recheck measurements.

Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given.

OVERVIEW

- Detached Home
- Entrance Hall Downstairs Cloakroom
- Lounge
- Kitchen Diner
- First Floor Landing
- Four Bedrooms
- Family Bathroom
- Off Road Parking
- Cul de sac Location
- EPC RATING tbc Council Tax D Rent £1350 per month Deposit £1557

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.



THE INSIDE STORY

Beautifully presented four bedroom detached family home in a cul de sac position in the sought after village location of The Pastures, Narborough. Entering through the front door into the entrance hallway you will find stairs rising to the first floor, doors leading to your downstairs living accommodation and essential to any family home, the WC complete with pedestal wash hand basin and low level WC. Through into the lounge with window to the front aspect and doors to the rear aspect. The heart of this home is the open plan kitchen diner, the perfect place to enjoy socialising and meal times with family & friends. The kitchen itself is fitted with an array of stylish wall and base units with contrasting work surfaces, integrated electric oven and hob with extractor over, stainless steel sink with mixer tap, plumbing for a washing machine and space for a tumble dryer. To the first floor you will find four well proportioned bedrooms along with a family bathroom. The family bathroom comprises of a white four piece suite including a low level wc, pedestal wash hand basin, bath and shower cubicle with glass doors. Externally this home has a pretty low maintenance rear garden mainly laid to lawn with a patio area, perfect for al fresco dining during the warmer months and a spacious shed perfect for storage. To the front of the property you will find off road parking for several vehicles.

HOW TO APPLY

Due to high demand and to save you time, please email us initially via Rightmove or Zoopla, including the names of all individuals who will be living at the property and your current address and position. We as the property agent will then after consulting with the landlord send you an application form for viewing the property. We aim to respond to all inquiries within 48 hours. Thank you for your cooperation.

