

## Room Sizes

### Entrance Hall

### Kitchen

10' x 6'7"

### Lounge

14'2" x 12'4"

### Dining Area

12'4" x 6'01"

### Bedroom Three/Playroom

17' x 7'2"

### Downstairs Shower Room

7'2" x 3'9"

### First Floor Landing

### Bedroom One

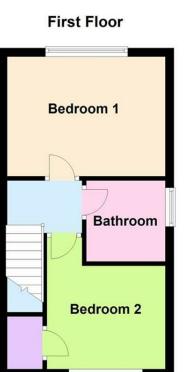
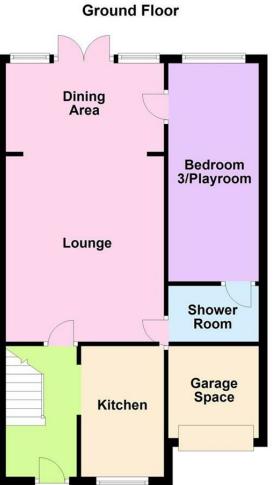
12'5" x 9'5"

### Bedroom Two

10'5" x 9'4" max

### Bathroom

6'2" x 6'3"



**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, LE9 1RG

Telephone 0116 2772277 Email [sara@nestestateagents.co.uk](mailto:sara@nestestateagents.co.uk) who will be pleased to arrange an appointment to view. Or visit our website at [www.nestestateagents.co.uk](http://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.

**Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.



Coltbeck Avenue, Narborough, Leicester LE19 3EJ

Price Guide £239,950

# The Story Begins

- Well Presented Semi Detached Family Home
- Versatile Living With A Downstairs Bedroom/Playroom & Shower Room
- Modern Fitted Kitchen
- Spacious Lounge & Dining Area With Patio Doors
- Two/Three Bedrooms & Bathroom
- Off Road Parking & Garage Space
- Enclosed Rear Garden
- Viewing Highly Recommended
- Council Tax Band - B
- EPC Rating - D & Freehold

## Location Is Everything

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.



## Inside Story

This well presented extended semi detached home is situated in the sought after area of Narborough and offers versatile living for a growing family, nest believe an internal viewing is essential. Entering into the hallway you will be greeted with an area for coat & shoe storage & a staircase rising to the first floor with cupboard underneath. The kitchen is bright & modern, fitted with a combination of wall & base units with a contrasting work surface, stylish black tiling & a one & a half sink drainer unit that sits underneath the window overlooking the front aspect of the home. There is an integrated dishwasher, fridge & freezer with space for an electric range oven with extractor fan over. Moving through into the lounge you will immediately feel the cosy & inviting vibe, with tasteful decor this is the perfect place to sit back & relax after a long day with double doors opening out onto the garden. This room also has ample space for a table and chairs. A wonderful addition to the home is the converted garage, the extra accommodation creates a lovely space to be used as a third bedroom, playroom or formal dining area if desired. The downstairs shower room comprises of a modern low level wc, wash hand basin and shower cubical, a fabulous extra when entertaining. Travelling up to the first floor you will not be disappointed with the bedrooms, both of which are great double rooms & the second bedroom benefits from the over stair storage cupboard. Over in the bathroom is complimentary wall tiling with a heated towel rail & a white suite comprising of vanity wash hand basin, low level WC, bath with overhead shower & glass screen. Externally to the front is a driveway providing off road parking which leading to the garage space. The rear garden is enclosed, mainly laid to lawn with a patio area for dining, a blank canvas for you to add your own stamp.

