



Connells

Copt Oak Road
Narborough Leicester



Property Description

Narborough is a large village in the civil parish of Blaby in Leicestershire. Narborough is situated near several transport corridors. The M1 motorway passes through the East of Narborough and is served by Narborough Railway station as well as being served by regular bus services. The village contains many amenities including two doctors surgeries, a dentist, opticians, hardware store, hairdressers, a post office, chemists, newsagents, a bakery, take away's and various denominational churches. Narborough also boasts two supermarkets and three public houses. The village is served by three primary schools - Greystoke primary school, The Pastures primary and Red Hill Field primary school.

This versatile property would be ideal for anyone looking for a family home or as an option for one level living. The property commands a generous plot and has an idyllic rear garden. Being offered to the market with no onward chain, viewing is highly recommended. Call 0116 2477477 to view.

Entrance Porch

With a door to the front and door through to the hallway.

Entrance Hall

With a door from the porch, central heating radiator and stairs to the first floor.

Kitchen/ Diner

16' 6" x 11' 9" (5.03m x 3.58m)

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, integrated electric oven and gas hob with cooker hood over, tiled flooring, central heating radiator and double glazed bay window to the front of the property.

Bathroom

There is a corner bath with shower over, wash hand basin in a vanity unit, wc, partly tiled walls, tiled flooring and double glazed window to the side of the property.

Lounge

17' 2" x 12' 4" (5.23m x 3.76m)

With two double glazed windows to the side of the property, fire place, two central heating radiators and French doors to the rear.

Conservatory

17' 8" x 8' 9" (5.38m x 2.67m)

A upvc construction with a tiled floor.

Bedroom One

12' 10" x 10' 9" (3.91m x 3.28m)

With a double glazed window to the front of the property, central heating radiator, fitted wardrobes and dressing table.

Bedroom Two

12' 8" x 11' 3" (3.86m x 3.43m)

With a double glazed window to the rear of the property and central heating radiator.

First Floor Landing

With stairs rising from the hallway.

Bedroom Three

13' 4" x 12' 6" (4.06m x 3.81m)

With a double glazed window to the front of the property, door to the eaves, fitted wardrobes and central heating radiator.

Bedroom Four

11' 1" x 7' 4" (3.38m x 2.24m)

With a double glazed window to the side of the property, laminate flooring, central heating radiator and door to the eaves.

Outside

To the front of the property there is a block paved driveway leading to the garage and raised borders.

The rear garden has a patio area, lawn and mature flower beds.

Garage

29' 2" x 12' 4" (8.89m x 3.76m)

With an up and over electric door, power and lighting, door and window to the rear, access to a wc and utility area which houses the boiler.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 0116 247 7477
E blaby@connells.co.uk

8-10 Leicester Road BLABY
 LEICESTER LE8 4GQ

view this property online connells.co.uk/Property/BLA308488

directions to this property:

Proceed out of Blaby along Enderby Road to the Foxhunter roundabout. Turn left onto Leicester Road and at the next roundabout turn right onto Desford Road. Turn left onto Langham Drive and immediate right onto Copt Oak Road where the property is situated and can be identified by our Connells For Sale board.

EPC Rating: D

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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