



**Connells**

Roy Close  
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.

Stunning is the only way to describe this family home situated in the sought after village of Narborough. Close to the train station, ideal for commuting and with five double bedrooms this property is one not to be missed. The property is immaculately presented throughout & viewing is recommended.

## Entrance Hall

This extended entrance hall means that it is spacious as you walk into the property. With a door leading from the front aspect of the property, stairs rising to the first floor, under stairs cupboard, tiled flooring and vertical radiator.

## Downstairs Shower Room

The convenient shower room comprises of a shower cubicle, wash hand basin, low level wc, heated chrome towel radiator and LED spot lights.

## Study

6' 3" x 4' 1" ( 1.91m x 1.24m )

With a double glazed window to the side aspect of the property and has sound proofing, ideal for anyone who needs to concentrate whilst working from home.

## Lounge

13' 10" x 11' 8" ( 4.22m x 3.56m )

With a double glazed window to the front aspect of the property, gas fireplace and central heating radiator.

## Games Room

17' 6" x 9' 11" ( 5.33m x 3.02m )

With double glazed patio doors to the rear aspect and central heating radiator.

## Kitchen/ Diner

This light and spacious kitchen is ideal for entertaining. The kitchen is fitted with matching wall and base units, quartz work surfaces housing the sink drainer, splashback tiling, breakfast bar with Quartz surfaces, double electric oven, two warming drawers, 5 ring gas hob with cooker hood over, integrated washing machine and dish washer, integrated tumble dryer, two Velux skylights, door to the rear of the property and Bi-Folding doors to the rear of the property leading out in to the landscaped rear garden.

## Rear Porch

There is a door to the side aspect of the property, central heating radiator, cupboard and tiled flooring.

## First Floor Landing

With stairs rising from the hallway, central heating radiator, loft access and double glazed window to the front aspect of the property.

## Bedroom One

12' x 11' 10" ( 3.66m x 3.61m )

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

## Bedroom Two

11' 3" x 8' 5" ( 3.43m x 2.57m )

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

## Bedroom Three

12' 1" x 8' 5" ( 3.68m x 2.57m )

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

## Bedroom Four

11' 5" x 10' 11" ( 3.48m x 3.33m )

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

## Family Bathroom

There is a bath with mixer taps and shower attachment, wash hand basin, wc, partly tiled walls, heated chrome towel radiator, tiled flooring, LED spot lights and double glazed window to the rear of the property.

## Loft Landing

With a central heating radiator.

## Bedroom Five

13' 6" x 11' 8" ( 4.11m x 3.56m )

With two sky light windows to the rear aspect and central heating radiator.

## Outside

To the front of the property there is off road parking with parking for side by side cars making the driveway easy to get in and out of.

There is a side gate leading to the landscaped rear garden which has a patio area, flower beds, raised pond and timber fenced borders.

## Garage

With an up and over door to the front and a window at the side.





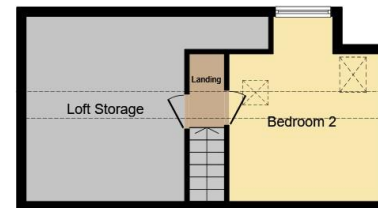




**Ground Floor**



**First Floor**



**Second Floor**

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

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**view this property online [connells.co.uk/Property/BLA308845](http://connells.co.uk/Property/BLA308845)**

**directions to this property:**

Proceed out of Blaby along Enderby Road and continue straight ahead to the Foxhunter roundabout and turn left onto Leicester Road. Continue along and at the first set of traffic lights turn left onto Leicester Road, Narborough. Turn left onto Roy Close where the property is located.

**EPC Rating: C**

Tenure: Freehold



Awaiting Photograph

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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