



**Connells**

Carlton Avenue  
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 four bedroom property is situated in the sought after location of Narborough and is in walking distance to the train station. The property is well presented throughout and also benefits from a fully equipped office in the garden. Viewing is highly recommended.

## Entrance Hall

With a door to the side of the property, central heating radiator and stairs rising to the first floor.

## Downstairs W.C.

There is a wc, wash hand basin, storage cupboards and chrome heated radiator.

## Study

7' 8" x 7' ( 2.34m x 2.13m )

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

## Lounge

19' 3" x 12' 2" ( 5.87m x 3.71m )

With double glazed window to the rear of the property, central heating radiator, fireplace with feature surround, coving to the ceiling and double glazed French doors to the rear garden.

## Kitchen/ Diner

19' 2" x 12' 7" ( 5.84m x 3.84m )

Fitted with matching wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, integrated double electric oven, gas hob with cooker hood over, integrated washing machine, dryer and dish washer, tiled flooring and two double glazed windows to the front of the property.

## First Floor Landing

With stairs rising from the hallway, loft access and cupboard housing the boiler.

## Bedroom One

11' 10" x 11' ( 3.61m x 3.35m )

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

## Bedroom Two

9' 8" x 8' 1" ( 2.95m x 2.46m )

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

## Bedroom Three

9' 1" x 8' 1" ( 2.77m x 2.46m )

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

## Bedroom Four

9' 1" x 7' 10" ( 2.77m x 2.39m )

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

## Family Bathroom

There is a bath with mixer taps, corner shower cubicle, wash hand basin in a vanity unit, wc, partly tiled walls, central heating radiator and double glazed window to the side of the property.

## Outside

To the front of the property there is a driveway providing off road parking.

The rear garden has a patio area, astro turf and timber fencing.

## Outbuilding

14' x 8' 2" ( 4.27m x 2.49m )

With air conditioning, power and lighting.



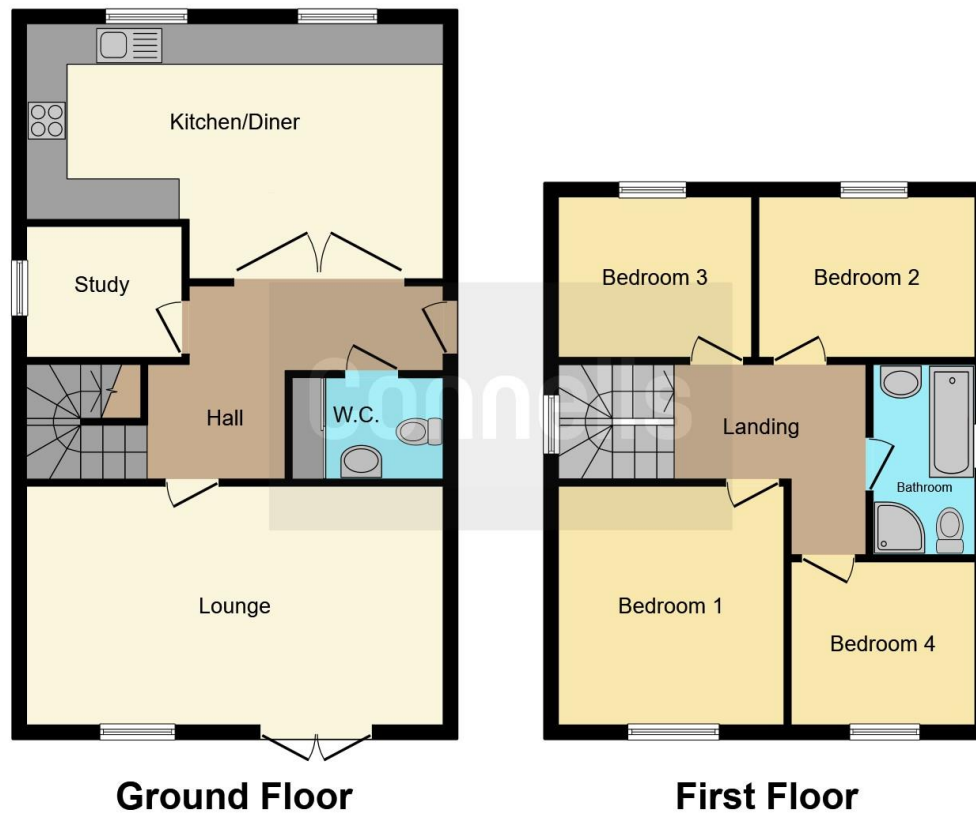












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties 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/BLA308861](http://connells.co.uk/Property/BLA308861)**

**directions to this property:**

Proceed out of Blaby along Enderby Road, at the Foxhunter roundabout turn left onto Leicester Road towards Narborough. Take the first left at the traffic lights then first right onto Carlton Avenue where the property is situated.

**EPC Rating: C**

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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