



Connells

Alyssum Way
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 detached property is situated in the sought after location of Narborough and would make an ideal family home. The property is well presented throughout and viewing is highly recommended to appreciate the accommodation on offer.

Entrance Hall

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

Lounge

15' 8" max x 13' 11" max (4.78m max x 4.24m max)

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

Kitchen/ Dining Room

25' 11" x 12' 7" (7.90m x 3.84m)

Fitted with wall and base units, quartz work surfaces housing the one and a half bowl sink drainer, integrated electric oven, induction hob, integrated dish washer, space for a fridge freezer, vertical radiator, tiled flooring and under stairs cupboard with tiled floor. Double glazed window to the rear of the property and a double doors leading out to the rear garden.

Second Reception Room

11' 9" x 9' 4" (3.58m x 2.84m)

With double glazed doors to the side leading out to the garden and central heating radiator.

Utility Room

10' 10" max x 7' 6" (3.30m max x 2.29m)

With plumbing for a washing machine, central heating boiler and door to a storage area.

Cloakroom

There is a wc, wash hand basin with splashback and a tiled floor.

First Floor Landing

With stairs rising from the hallway and loft access.

Bedroom One

19' 2" x 7' 7" (5.84m x 2.31m)

With a double glazed window to the front of the property, loft access, central heating radiator and door to the en-suite.

En-Suite

There is a bath with shower over, wash hand basin, wc, heated towel radiator, partly tiled walls and window to the rear of the property.

Bedroom Two

11' 6" max x 11' max (3.51m max x 3.35m max)

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

Bedroom Three

11' 7" into door recess x 11' 2" max (3.53m into door recess x 3.40m max)

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

Bedroom Four

8' 7" x 8' 3" (2.62m x 2.51m)

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

Family Bathroom

There is a 'P' shaped bath with mixer taps and shower over, wash hand basin in a vanity unit, wc, tiled walls, heated chrome towel radiator and double glazed window to the rear of the property.

Outside

To the front of the property there is a driveway providing off road parking and leads to the garage.

The rear garden has a patio area, lawn, decked area and shed.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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directions to this property:

On leaving our Blaby office proceed along Enderby Road to the Foxhunter roundabout. Turn left and continue along to the Desford Road roundabout and turn right onto Forest Road, first left onto The Pastures. Follow the road round and turn left onto Alyssum Way where the property is located.

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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