



**Connells**

Vetch Close  
Narborough Leicester



# Vetch Close Narborough Leicester LE19 3YF

for sale offers over  
**£475,000**



## 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 spacious bungalow commands a large plot and is in a cul-de-sac location in the sought after area of The Pastures in Narborough. The property benefits from a Double Garage and is an ideal family purchase or someone looking for one level living without having to downsize. Call now to view.

## Entrance Hall

With a door to the front, storage cupboard, loft access and central heating radiator.

## Lounge

17' 6" max x 15' 11" max ( 5.33m max x 4.85m max )

With a double glazed window to the front of the property, central heating radiator and double glazed patio doors to the rear garden.

## Kitchen

12' 3" x 11' 7" ( 3.73m x 3.53m )

Fitted with wall and base units, granite work surfaces housing the sink drainer, splashback tiling, electric oven, 5 ring gas hob with cooker hood over, plumbing for a washing machine, space for a fridge freezer, central heating radiator, tiled flooring, double glazed window to the side and door to the side of the property.

## Bedroom One

13' 4" x 9' 10" ( 4.06m x 3.00m )

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

## En-Suite

There is a shower cubicle, wash hand basin, wc, partly tiled walls and double glazed window to the rear of the property.

## Bedroom Two

11' 11" x 9' 5" ( 3.63m x 2.87m )

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

## Bedroom Three

9' 6" x 9' 4" ( 2.90m x 2.84m )

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

## Bedroom Four

12' 5" max x 9' 9" max ( 3.78m max x 2.97m max )

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

## Family Bathroom

There is a bath with shower over, wash hand basin, wc, partly tiled walls, storage cupboard, central heating radiator and double glazed window to the rear of the property.

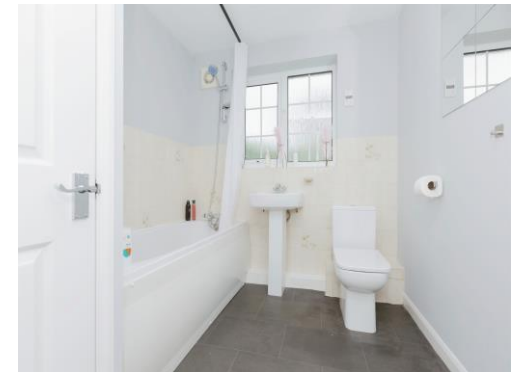
## Outside

At the front of the property there is a driveway providing off road parking and leads to the double garage. There is a lawned garden with steps leading up to the front door.

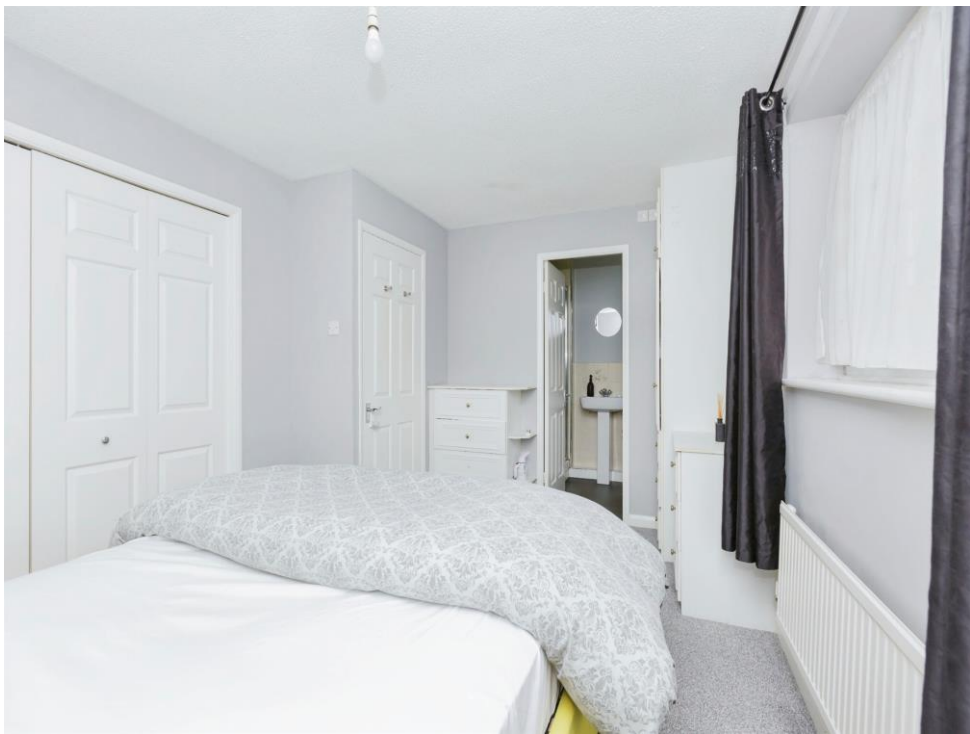
The rear garden has a lawn, patio area and timber fenced surrounds.

## Double Garage

With two up and over doors.













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](http://www.focalagent.com)

To view this property please contact Connells on

**T 0116 247 7477**  
**E [blaby@connells.co.uk](mailto:blaby@connells.co.uk)**

8-10 Leicester Road BLABY  
 LEICESTER LE8 4GQ

**view this property online [connells.co.uk/Property/BLA308899](http://connells.co.uk/Property/BLA308899)**

**directions to this property:**

Proceed out of Blaby along Enderby Road, at the roundabout continue straight ahead to the Foxhunter roundabout. Turn left onto Leicester Road and continue through two sets of traffic lights. At the next roundabout turn right onto Desford Road and continue along, take the second left onto The Pastures. Continue along and turn left onto Hardwicke Road, right into Marigold Way, right onto Snowdrop Close and right onto Vetch Close 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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