



Connells

Finch 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 well presented, three bedroom detached property is located in the sought after area of Narborough overlooking the Whistle Way. The property benefits from a garage, off road parking, a beautiful rear garden and downstairs cloakroom. Call to view.

Entrance Hall

With a door to the front of the property, stairs rising to the first floor and under stairs cupboard.

Cloakroom

With a wash hand basin, wc, central heating radiator and double glazed window to the front of the property.

Lounge

14' 11" x 11' 2" (4.55m x 3.40m)

With double glazed French doors to the rear, gas fireplace, telephone point, coving to the ceiling and central heating radiator.

Dining Room

10' 2" x 9' 8" (3.10m x 2.95m)

With a double glazed window to the rear of the property, central heating radiator and double doors from the lounge.

Kitchen

10' 3" x 9' 9" (3.12m x 2.97m)

Fitted with wall and base units, black granite work surfaces housing the Belfast sink, splashback tiling, electric oven, electric hob, plumbing for a washing machine and dish washer, fridge freezer, central heating radiator, door to the side and double glazed window to the front of the property.

First Floor Landing

With stairs rising from the ground floor, loft access, airing cupboard and double glazed window to the front of the property.

Bedroom One

13' 2" x 9' 4" (4.01m x 2.84m)

With a double glazed window to the front of the property, built in wardrobes, central heating radiator and telephone point.

En-Suite

There is a shower with mains water power shower, wash hand basin, wc, extractor fan, shaver point, central heating radiator and double glazed window to the side of the property.

Bedroom Two

11' 10" x 9' 4" (3.61m x 2.84m)

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

Bedroom Three

11' x 10' 10" (3.35m x 3.30m)

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

Bathroom

There is a large modern bath with mixer taps and shower attachment, wash hand basin, wc, fully tiled walls, central heating radiator and double glazed window to the front of the property.

Outside

At the front of the property there is a driveway providing off road parking which leads to the garage, outside tap and lawn with a mature tree.

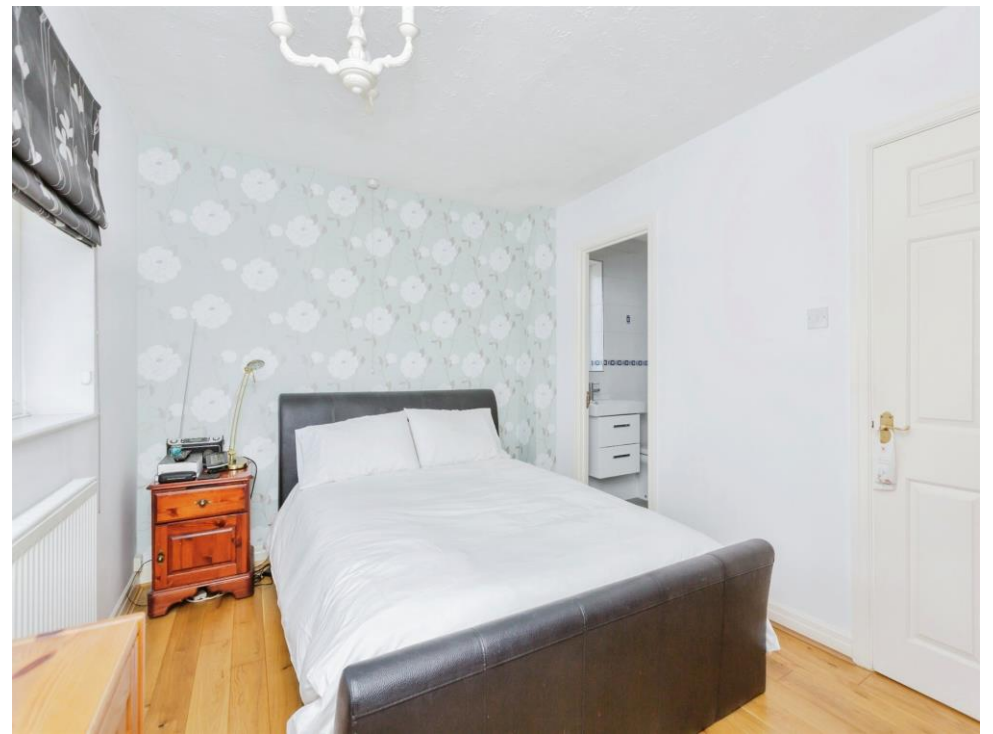
The rear garden has a patio area, lawn, steps up to a further lawn, mature bushes and a interesting variety of trees.

Garage

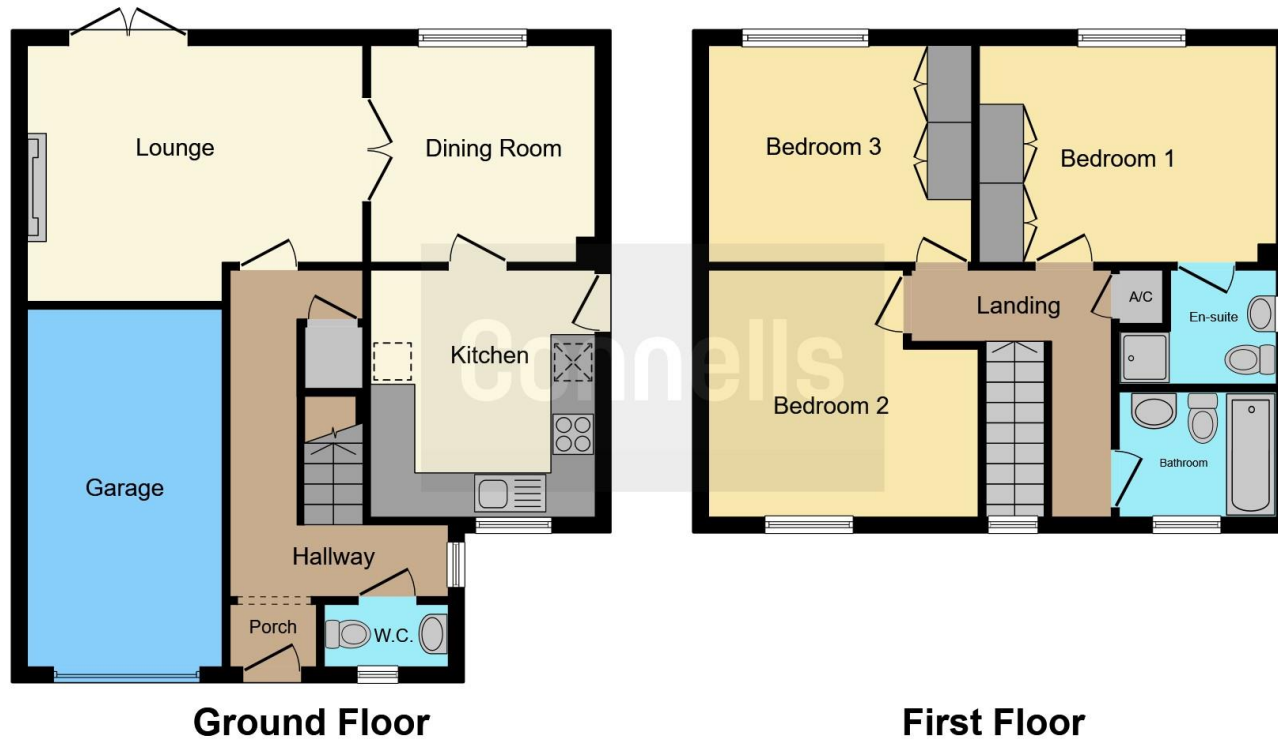
16' 4" x 8' 6" (4.98m x 2.59m)

With an up and over door, power and light.









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:

Proceed out of Blaby along Enderby Road, carry on over the first roundabout and at the next roundabout turn left. Proceed along this road, go over the Desford Road roundabout and turn right at the Honda Garage onto Huncote Road. Turn left onto Finch 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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