



Connells

Callan Close
Narborough Leicester

Callan Close Narborough Leicester LE19 3FH

for sale
£260,000



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 semi-detached property is located in the popular area of Narborough. Benefitting from an open plan lounge/diner, three bedrooms, ample off road parking and a garage. Call us now to arrange your viewing.

Entrance Porch

With a door and double glazed window to the front of the property.

Lounge/ Diner

24' 9" x 12' 5" (7.54m x 3.78m)

With a double glazed window to the front of the property, gas fireplace, two central heating radiators and double glazed patio doors to the rear of the property.

Kitchen

10' 11" x 6' 11" (3.33m x 2.11m)

Fitted with wall and base units, work surfaces housing the sink, space for a cooker, cooker hood, plumbing for a washing machine, space for a fridge freezer, central heating radiator, LED spot lights and double glazed window to the rear of the property.



First Floor Landing

With stairs rising from the ground floor.

Bedroom One

12' 3" x 10' 8" into robes (3.73m x 3.25m into robes)

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

Bedroom Two

10' 11" x 10' 3" (3.33m x 3.12m)

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

Bedroom Three

9' x 7' 3" (2.74m x 2.21m)

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

Bathroom

There is a bath with mixer taps, wash hand basin, heated towel radiator, tiled walls, tiled flooring and double glazed window to the rear of the property.

Separate W.C.

With a wc and double glazed window to the side of the property.

Outside

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

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

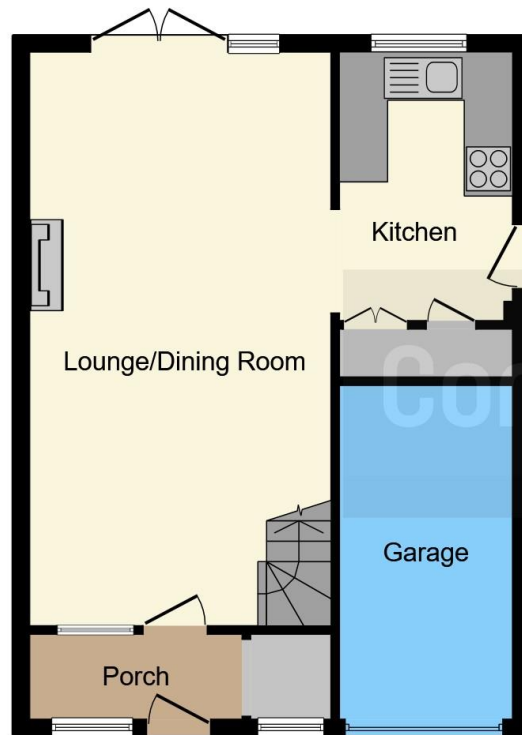
Integral Garage

With an up and over door to the front

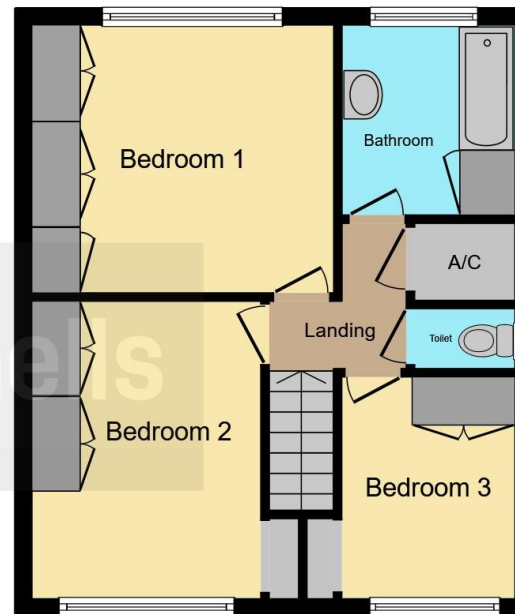








Ground Floor



First Floor

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

To view this property please contact Connells on

T 0116 247 7477
E blaby@connells.co.uk

8-10 Leicester Road BLABY
 LEICESTER LE8 4GQ

view this property online connells.co.uk/Property/BLA308934

directions to this property:

Proceed out of Blaby Office along Enderby Road to the Foxhunter roundabout, taking a left at the Foxhunter roundabout proceed along to the Desford Road roundabout, take a right then first left into Copt Oak Road, following Langham Drive round forking into the Coppice where Callan Close is the first right turn where the property is located.

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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