



**Connells**

Camelot 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 four bedroom property makes for an ideal family home. This property boasts three reception rooms and a conservatory with a large south facing rear garden and ample off road parking. Call now to view.

## Entrance Hall

With a door to the front of the property, telephone point, stairs rising to the first floor and oak flooring.

## Cloakroom

With a wc, central heating radiator, tiled flooring and window to the rear of the property.

## Lounge

18' 9" x 11' 5" ( 5.71m x 3.48m )

With a window to the front of the property, gas fireplace, central heating radiator and patio doors to the conservatory.

## Conservatory

10' 8" x 10' 4" ( 3.25m x 3.15m )

With sliding doors leading from the lounge, laminate flooring, windows and patio doors leading into the back garden.

## Dining Room

13' 3" x 9' 9" ( 4.04m x 2.97m )

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

## Kitchen

11' 10" x 11' 8" ( 3.61m x 3.56m )

Fitted with wall and base units, work surfaces housing the sink drainer, tiling, integrated electric oven, gas hob with cooker hood over, plumbing for a washing machine, built in fridge, tiled flooring, window to the rear of the property and door leading out to the garden.

## Further Reception Room

16' x 7' 10" ( 4.88m x 2.39m )

With a window to the rear of the property and patio doors leading out to the garden.

## First Floor Landing

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

## Bedroom One

13' 2" x 9' 9" ( 4.01m x 2.97m )

With a window to the rear of the property, built in wardrobes, central heating radiator and door to the en-suite.

## En-Suite

There is a shower cubicle, wash hand basin, wc, central heating radiator and window to the rear of the property.

## Bedroom Two

11' 7" x 9' 7" ( 3.53m x 2.92m )

With a window to the front, built in wardrobes and central heating radiator.

## Bedroom Three

12' 4" x 7' 2" ( 3.76m x 2.18m )

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

## Bedroom Four

8' 10" x 7' 11" ( 2.69m x 2.41m )

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

## Bathroom

There is a bath with shower over, wash hand basin, wc, tiled walls, central heating radiator and 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 garage. There are lawns and mature plants. Access to the rear garden via gates to either side.

The south west facing rear garden has a patio area, lawn and mature plants and trees.









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

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**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 towards the village of Narborough, continue through two sets of traffic lights. At the next roundabout turn right onto Desford Road which then becomes Forest Road. Take the seventh left turn onto The Pastures and right onto Camelot 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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