



**Connells**

Meadow Court  
Narborough Leicester



# Meadow Court Narborough Leicester LE19 3DX

for sale offers in excess of  
**£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 bungalow is being presented to the market with no onward chain. The property benefits from two bedrooms, an integral garage, off road parking and a rear garden. The property has ample potential and must be viewed to appreciate what it has to offer. Call now.

## Entrance Hall

With a double glazed door to the front of the property, storage cupboard, central heating radiator and loft access with drop down ladder and is boarded (not checked by the agent).

## Lounge

15' 5" x 11' 5" ( 4.70m x 3.48m )

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

## Kitchen

14' 5" x 6' 7" ( 4.39m x 2.01m )

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, electric oven, gas hob with cooker hood over, plumbing for a washing machine, central heating radiator, double glazed window to the side of the property and two skylight windows.



## Bedroom One

15' 11" x 11' 6" ( 4.85m x 3.51m )

With a double glazed window to the rear of the property, built in wardrobes, tv point, central heating radiator and patio doors to the rear.

## Shower Room

There is a double shower cubicle, wash hand basin in a vanity unit, wc, extractor fan, tiled walls, airing cupboard and light tunnel.

## Bedroom Two/study

14' 2" x 8' 2" ( 4.32m x 2.49m )

With a double glazed window to the side of the property, tv point, central heating radiator and sliding patio doors to the rear.

## 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 decked patio area, astro turf, shed and outside tap.

## Integral Garage

13' 2" x 7' 4" ( 4.01m x 2.24m )

With an electric door, power and lighting and houses the boiler.















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)

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**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/BLA309445](http://connells.co.uk/Property/BLA309445)**



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