



**Connells**

Cutters Close  
Narborough Leicester



# Cutters Close Narborough Leicester LE19 2FY

for sale offers in excess of  
**£220,000**



## 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 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 terrace property is being presented to the market with no onward chain in the sought after location of Narborough. The property benefits from three bedrooms, rear garden and conservatory for additional space. The property makes for an ideal first time buy or investment opportunity.

## Entrance Porch

There is a door to the front, windows to the sides and door through to the lounge.

## Lounge

18' 9" x 13' 4" ( 5.71m x 4.06m )

With a double glazed window to the front of the property, central heating radiator, tv point and stairs rising to the first floor.

## Dining Area

10' 5" x 7' 9" ( 3.17m x 2.36m )

There are double glazed patio doors to the rear of the property leading to the conservatory, central heating radiator and door through to the kitchen.

## Kitchen

10' 11" x 10' 5" ( 3.33m x 3.17m )

Fitted with wall and base units, work surfaces housing the sink drainer, splashback tiling, integrated electric oven and gas grill, gas hob with cooker hood over, plumbing for a dish washer, integrated fridge freezer, central heating radiator, door through to the conservatory and double glazed window to the rear of the property looking into the conservatory.

## Conservatory

20' 4" x 6' 4" ( 6.20m x 1.93m )

A upvc construction with double glazed windows to the rear, double doors leading out to the garden and space for a washing machine.

## First Floor Landing

With stairs rising from the ground floor and loft access.

## Bedroom One

13' 6" x 9' 3" ( 4.11m x 2.82m )

With a double glazed widow to the rear of the property, built in wardrobes, central heating radiator and airing cupboard.

## Bedroom Two

10' 6" x 9' 10" ( 3.20m x 3.00m )

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

## Bedroom Three

11' 6" x 7' 9" ( 3.51m x 2.36m )

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

## Shower Room

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

## Outside

At the front of the property there is block paving with mature shrubs and trees.

The rear garden is low maintenance with paving, shrubs, shed, outside tap and has rear access.















**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](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 and continue ahead at the roundabout. At the Foxhunter roundabout turn left onto Leicester Road. Turn left towards Narborough village along Leicester Road which becomes Coventry Road. Turn left into Cutters Close where the property is located.

EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online** [connells.co.uk/Property/BLA309271](http://connells.co.uk/Property/BLA309271)



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