



**Connells**

Red Hill Avenue  
Narborough Leicester



# Red Hill Avenue Narborough Leicester LE19 3FA

for sale  
**£250,000**



## 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 three bedroom semi-detached property is situated in the sought after location of Narborough within a short walk to the local primary school. The property is well presented throughout and would make an ideal family home. Viewing is highly recommended to appreciate the accommodation

## Entrance Hall

With a door and double glazed window to the front of the property, utility room, pantry, stairs rising to the first floor and central heating radiator.

## Lounge

17' 1" max x 12' 5" ( 5.21m max x 3.78m )  
With a double glazed bay window to the front of the property, brick built fireplace and central heating radiator.

## Dining Room

10' 8" x 10' 5" ( 3.25m x 3.17m )  
There is a double glazed window to the rear of the property, a central heating radiator and an archway through to the kitchen.

## Kitchen

8' 7" x 7' 10" ( 2.62m x 2.39m )  
The kitchen is fitted with base units, work surfaces housing the stainless steel sink drainer, splashback tiling, integrated electric oven, gas hob with cooker hood over, plumbing for a dish washer and a central heating radiator. There is a double glazed window to the side and a double glazed window and door leading out to the rear garden.

## Utility Room

Located in the hallway there is plumbing for a washing machine.

## First Floor Landing

There are stairs rising from the hallway, double glazed window to the side of the property and loft access (which is partially boarded and has a loft ladder - not checked by the agent).

## Bedroom One

12' x 11' 4" ( 3.66m x 3.45m )

With two double glazed windows to the front of the property, built in wardrobes and a central heating radiator.

## Bedroom Two

11' 5" x 10' 5" ( 3.48m x 3.17m )

With two double glazed windows to the rear of the property built in wardrobes and central heating radiator.

## Bedroom Three

9' 6" x 7' 9" ( 2.90m x 2.36m )

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

## Bathroom

There is a white suite comprising of a bath with shower over, wash hand basin, low level wc, partly tiled walls, tiled flooring, heated towel radiator and double glazed windows to the rear and side of the property.

## Outside

At the front of the property there is a lawn with path leading to the front door. A double length driveway at the side provides off road parking.

The large rear garden is South West facing and has a paved patio area, lawn and fenced borders.

The outhouse has plumbing and electrical sockets.

## Outside W.C.

There is a wc, wash hand basin and a window to the rear.

## Agents Note:

The vendor has advised that the carpets are less than 6 months old and that there is a Hive heating system.



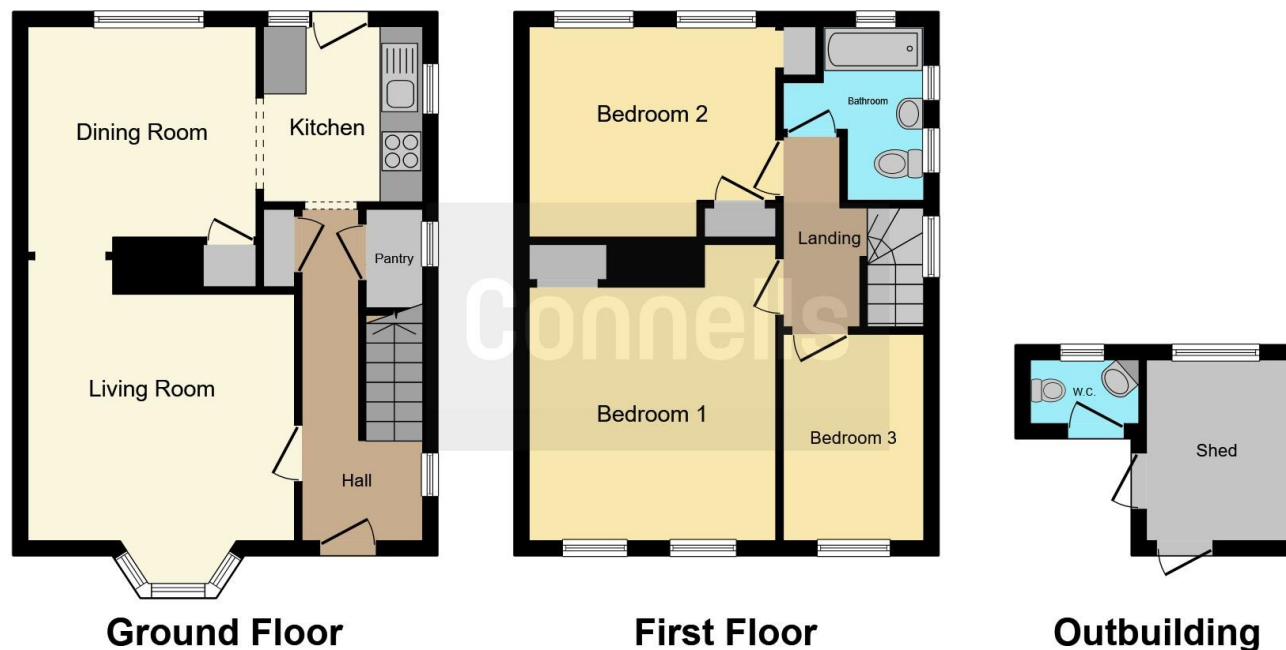












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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**view this property online** [connells.co.uk/Property/BLA309496](http://connells.co.uk/Property/BLA309496)

#### directions to this property:

Proceed out of Blaby along Enderby Road, on approaching the Foxhunter Roundabout taking the first exit towards the village of Narborough. Proceed to the following roundabout taking a right hand turn onto Desford Road bearing left onto Copt Oak Road. Turn left onto The Coppice and next left onto Red Hill Avenue where the property is situated.

EPC Rating: D Council Tax  
 Band: B

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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