



Connells

Coltbeck Avenue
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 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 semi-detached home is situated in the sought after area of Narborough offering an ideal family living space with both front and rear gardens. The property boasts a spacious driveway, a private rear garden and four generously sized bedrooms offering flexibility.

Entrance Hall

There is a door to the front of the property, storage cupboard and stairs rising to the first floor.

Lounge

16' 5" x 11' (5.00m x 3.35m)

The large bright living room has a double glazed window to the front aspect of the property, fireplace with brick surround, coving to the ceiling and a central heating radiator.

Dining Room

9' 2" x 8' 9" (2.79m x 2.67m)

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

Kitchen

11' 8" x 8' 10" (3.56m x 2.69m)

Fitted with wall and base units, work surfaces housing the sink drainer, space for a cooker, cupboard, central heating radiator, door through to the garage and double glazed window to the rear of the property.



First Floor Landing

With stairs rising from the ground floor and loft access.

Bedroom One

11' 7" x 10' 1" (3.53m x 3.07m)

With a double glazed window to the front of the property, central heating radiator and door to the en-suite.

En-Suite

There is a shower cubicle, wash hand basin in a vanity unit, wc with concealed cistern, partly tiled walls, central heating radiator and double glazed window to the front of the property.

Bedroom Two

12' 3" max x 11' 1" max (3.73m max x 3.38m max)

With a double glazed window to the rear of the property, boiler cupboard and wardrobes.

Bedroom Three

12' 11" x 8' 8" (3.94m x 2.64m)

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

Bedroom Four

12' 6" x 7' 4" (3.81m x 2.24m)

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

Family Bathroom

There is a bath with mixer taps, wash hand basin, wc, partly tiled walls, central heating radiator and double glazed window to the rear of the property.

Outside

At the front of the property there is a spacious driveway providing off road parking for multiple vehicles, along with a neatly paved garden. The exterior is complimented by a tidy well maintained lawn.

The property benefits from a private rear garden which is well maintained and offers potential for both relaxation and outdoor entertainment. There's a patio area, lawn, mature plants, two sheds and a greenhouse.

Garage

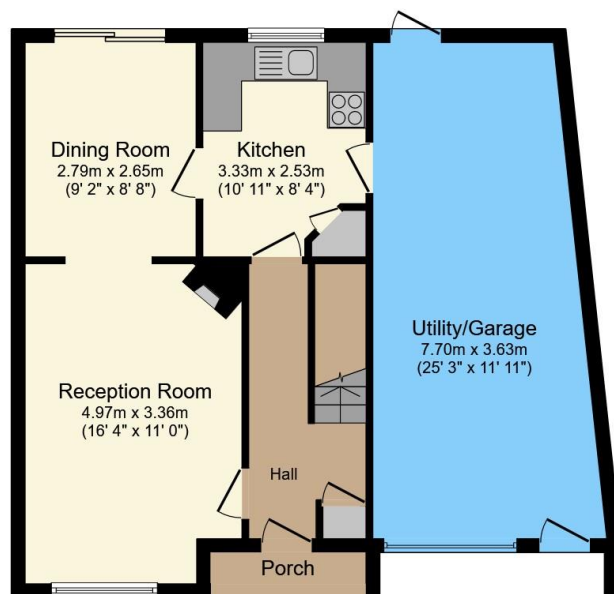
25' 2" x 8' 6" (7.67m x 2.59m)

With an up and over door to the front, single door to the front and a double glazed door to the rear.

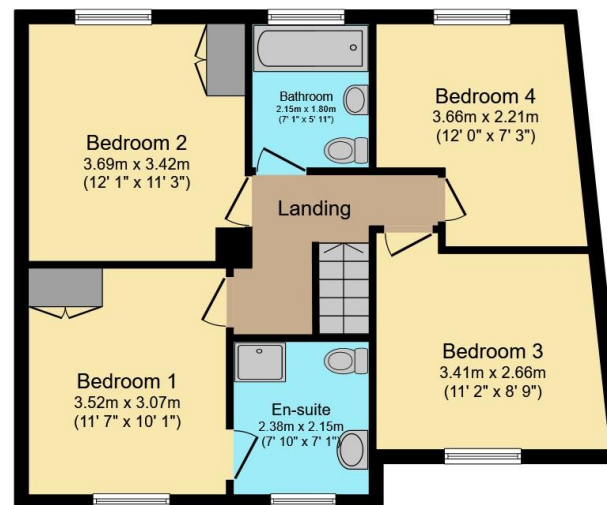








Ground Floor



First Floor

Total floor area 130.7 m² (1,407 sq.ft.) approx

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.propertybox.io

Connells

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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/BLA309592

directions to this property:

Proceed from the Blaby office along Enderby Road and at the roundabout continue straight ahead. At the 'Foxhunter' roundabout turn left and then at the next roundabout turn right onto Desford Road. Turn left onto Langham Drive. Follow this road where you will find Coltbeck Avenue where the property is located and can be identified by our Connells For Sale Board.

EPC Rating: C Council Tax
Band: 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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