



Connells

Finch 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 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 detached property is located in the sought after location of Narborough overlooking the Whistle Meadows Way. The property benefits from three bedrooms, an en-suite, downstairs cloakroom, utility room, garage and off road parking.



Entrance Hall

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

Cloakroom

There is a wc, wash hand basin, splashback tiling and central heating radiator.

Lounge

There is a double glazed window to the front of the property, fireplace and central heating radiator.

Dining Area

With double glazed patio doors to the rear of the property and central heating radiator.

Kitchen

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, electric oven, gas hob with cooker hood over, under stairs storage cupboard, door to the utility room and a double glazed window to the rear of the property.

Utility Room

There are base units, work surfaces housing the sink drainer, plumbing for a washing machine, central heating radiator, door leading through to the garage, double glazed window to the rear and a door to the rear of the property.

First Floor Landing

With stairs rising from the ground floor, airing cupboard with shelving, loft access and a double glazed window to the side of the property.

Bedroom One

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

En-Suite

There is a shower cubicle, wash hand basin in a vanity unit, wc, partly tiled walls, heated towel radiator and a double glazed window to the side of the property.

Bedroom Two

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

Bedroom Three

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

Family Shower Room

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

Outside

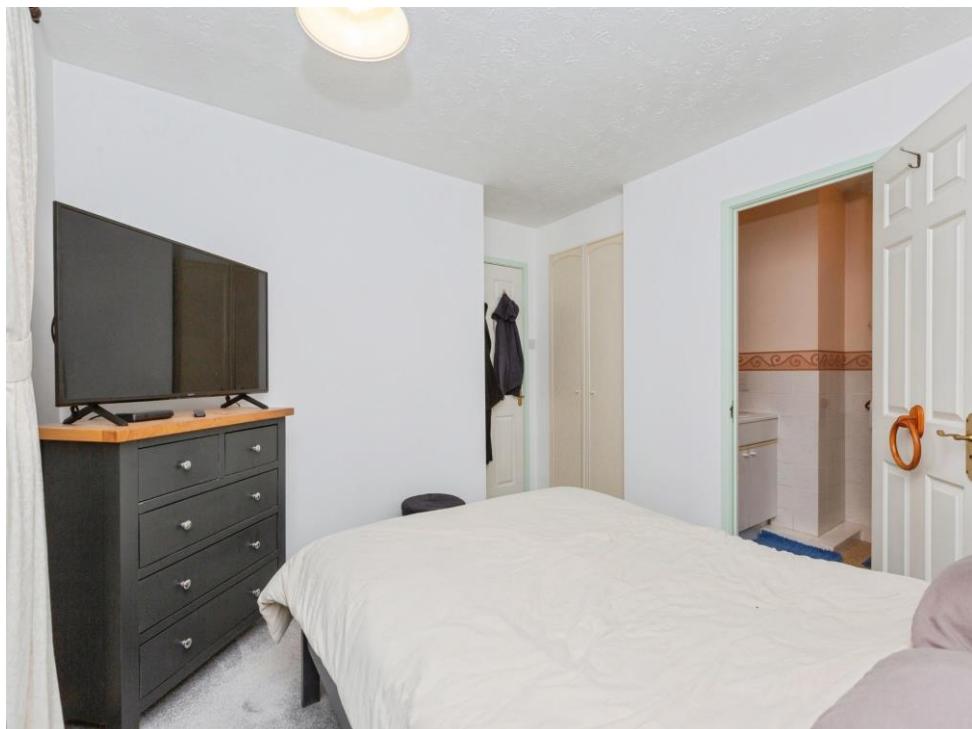
At the front of the property there is a driveway providing off road parking and leads to the garage. There is a lawned garden area.

The rear garden has steps up to a lawn with flower beds and timber fenced surrounds.

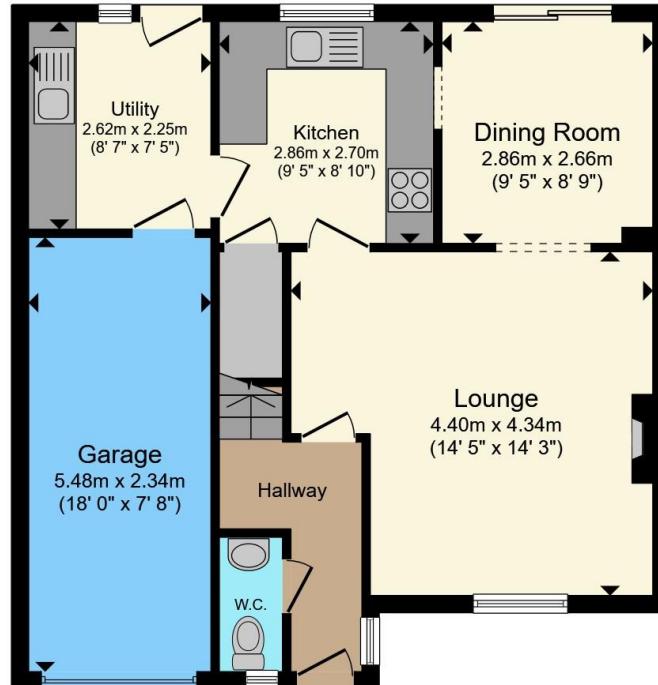
Integral Garage

There is an up and over door to the front and a single door leading through to the utility room.

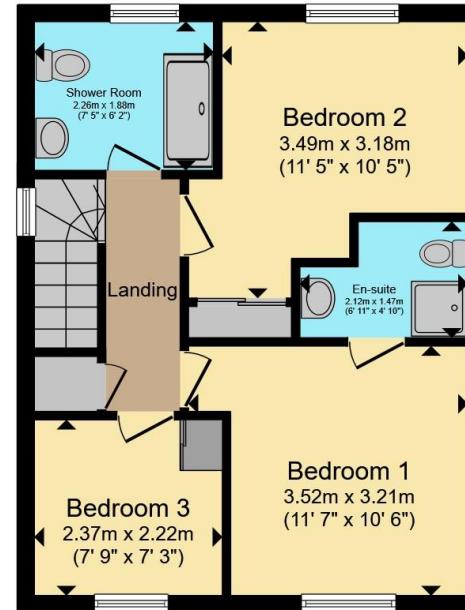








Ground Floor



First Floor

Total floor area 100.5 m² (1,081 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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directions to this property:

Proceed out of Blaby along Enderby Road, carry on over the first roundabout and at the next roundabout turn left. Proceed along this road, go over the Desford Road roundabout and turn right at the Honda Garage onto Huncote Road. Turn left onto Finch Way where the property is located.

EPC Rating: D Council Tax
 Band: 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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