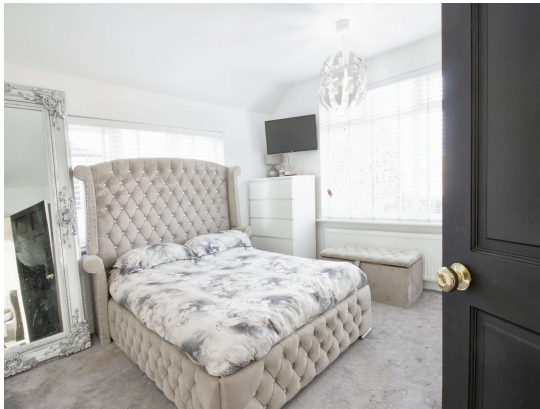
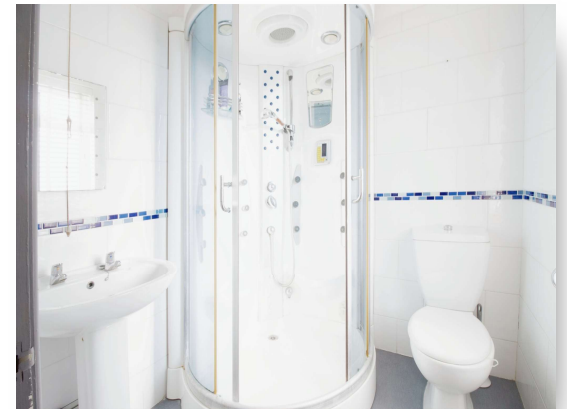
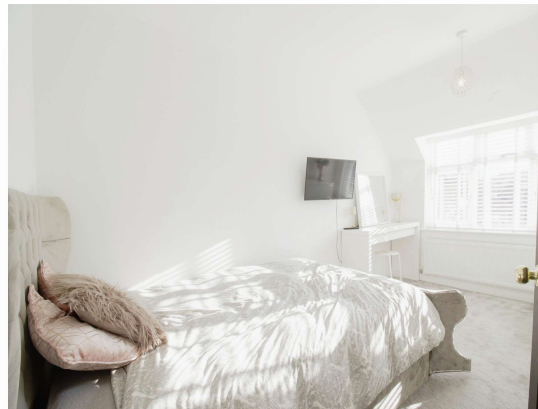


Browning Street, Narborough Leicester LE19 3EE

welcome to

Browning Street, Narborough Leicester

Stunning family home with self-contained separate live-in annex in the back garden. This lovely property is located in the very sought after village of Narborough. This property really needs to be viewed to be fully appreciated.



Entrance Hall

5' 1" x 20' (1.55m x 6.10m)

Having tiled flooring, radiator and stairs rising to the first floor.

Living Room

9' 1" x 21' (2.77m x 6.40m)

Featuring a cast iron wood burner with surround, mantle & hearth, radiator, wood effect flooring, double glazed window, roof windows and double glazed French doors.

Kitchen

7' 11" x 14' 1" (2.41m x 4.29m)

Fitted with a range of wall and base units with granite work surfaces, tiled splashbacks, single drainer sink, space for Range style oven, fitted wine fridge, tiled flooring, double glazed window and door.

Lounge

11' 11" x 12' (3.63m x 3.66m)

There is a radiator, TV point and double glazed window.

Utility Room

6' x 8' 1" (1.83m x 2.46m)

Fitted with wall and base units, work surfacing, single drainer sink, plumbing for washing machine, space for further appliance, heated towel rail and tiled flooring.

Dining Room

7' 11" x 13' 1" (2.41m x 3.99m)

There is a radiator, recessed spot lighting and tiled flooring.

WC

Fitted with a wash hand basin with storage below, WC and radiator.

First Floor Landing

Having oft access.

Bedroom One

11' 11" x 11' 11" (3.63m x 3.63m)

Having a radiator, TV point and double glazed window.

Ensuite

Fitted with a shower cubicle, wash hand basin, WC, towel rail and partly tiled walls.

Bedroom Two

10' 1" x 11' 10" (3.07m x 3.61m)

There is a radiator and double glazed window.

Bedroom Three

8' x 12' (2.44m x 3.66m)

Having a radiator and double glazed window.

Bedroom Four

8' x 11' (2.44m x 3.35m)

There is a radiator and double glazed window.

Bathroom

Fitted with a suite comprising of a bath, shower cubicle, wash hand basin, WC, towel rail and double glazed frosted window.

Self Contained Annexe**Open Plan Kitchen Living Area**

15' 1" x 22' (4.60m x 6.71m)

Fitted with work surfaces, tiled splashbacks, single drainer sink, oven, four ring electric hob, extractor, storage heater, wood effect flooring, spot lights and double glazed bi-fold doors.

Bedroom

13' x 15' 1" (3.96m x 4.60m)

There is a TV point, storage heater, wood effect flooring, double glazed windows and door.

Shower Room

Fitted with a shower cubicle, pedestal wash hand basin and WC.

Outside Front

There is off road parking.

Garage Storage

Having up and over door, power and lighting.

Rear Garden

The rear garden is mainly laid to lawn with plant & shrub borders, patio, BBQ area, Jacuzzi area and shed.



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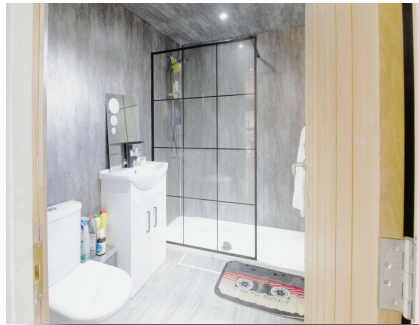
welcome to

Browning Street, Narborough Leicester

- Detached four bedroom family home
- Separate live-in annex
- Great downstairs layout
- Driveway
- Well maintained rear garden

Tenure: Freehold EPC Rating: D

£600,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAD108006



Property Ref:
OAD108006 - 0006

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, 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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