



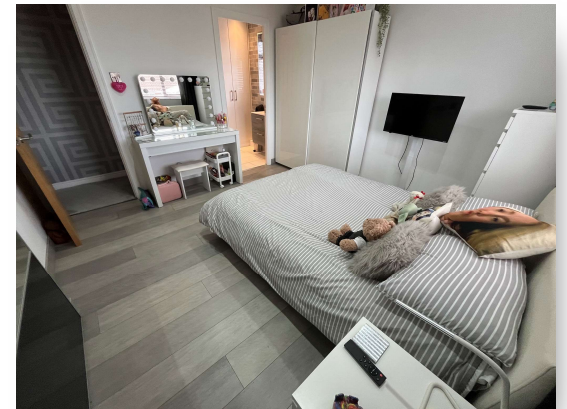
**Ashlands Way, Narborough Leicester LE19 3RX**



**welcome to**

**Ashlands Way, Narborough Leicester**

This property is outstanding! Having been meticulously updated and thoughtfully extended by the current vendors, this executive detached home offers versatile accommodation and is exceptionally well appointed throughout.



**Entrance Hall**

Having a radiator and storage cupboard.

**Kitchen Diner**

11' 1" x 21' 1" ( 3.38m x 6.43m )

Fitted with a range of wall and base units with roll edge work tops, tiled splashbacks, double oven, five ring induction hob, extractor, integrated fridge freezer, integrated dishwasher, wine fridge, two radiators and stairs to the first floor landing.

**Lounge**

11' x 15' 10" ( 3.35m x 4.83m )

There is a TV point and wood effect flooring.

**Conservatory**

10' 1" x 17' 1" ( 3.07m x 5.21m )

Having double glazed windows, wood effect flooring, TV point, door to a storage cupboard and French doors.

**Utility Room**

Having space for appliances, boiler, window and door.

**Cloakroom**

Fitted with a wash hand basin, WC, cupboard and window.

**First Floor Landing**

Having access to the loft.

**Bedroom Two**

10' 10" x 12' ( 3.30m x 3.66m )

There is a radiator and double glazed window.

**Ensuite**

Fitted with a wash hand basin, WC, radiator, cupboard and window.

**Bedroom Three**

11' 1" x 11' 1" ( 3.38m x 3.38m )

Having a radiator and double glazed window.

**Bedroom Four**

8' 1" x 11' 1" ( 2.46m x 3.38m )

Having a radiator and double glazed window.

**Shower Room**

6' x 7' 1" ( 1.83m x 2.16m )

Fitted with a suite comprising of a double shower cubicle, pedestal wash hand basin, WC, tiled walls, tiled flooring, radiator and double glazed frosted window.

**Master Bedroom**

10' x 14' 1" ( 3.05m x 4.29m )

There is a TV point, radiator and two double glazed windows.

**Ensuite**

Fitted with a double shower cubicle, pedestal wash hand basin, low level WC, extractor, tiled walls and tiled flooring.

**Outside Front**

There is a driveway.

**Garage**

Having been split half/half with storage.

**Rear Garden**

The rear garden has an astro turf lawn, patio area and play area.



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## **Ashlands Way, Narborough Leicester**

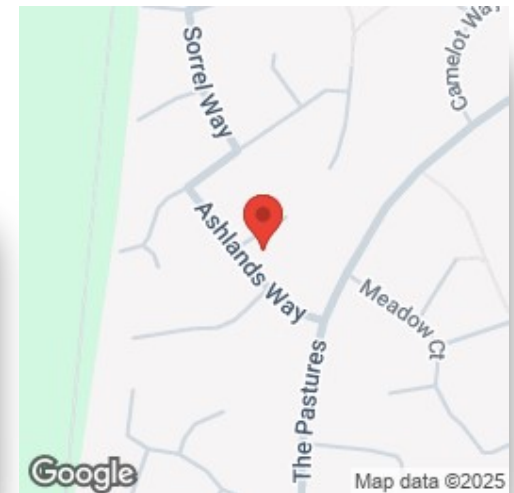
- Entrance Hall
- Lounge & Conservatory
- Open Plan Kitchen Dining Area & Utility Area
- Four Bedrooms, Bathroom & En-Suite
- Garage & Easy to maintain Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

**£590,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
OAD108340 - 0007

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