



Coventry Road

Narborough



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- Stunning bay fronted period home
- Re-furbished and extended
- Attic conversion
- Bay fronted sitting room
- Open plan living/kitchen with bi-folds
- Four bedrooms, en-suite to principal
- Private low maintenance gardens
- Desirable well serviced village
- EPC Rating D / Council Tax Band B / Freehold

General Description

In the heart of the attractive large village of Narborough, this beautiful bay fronted home has been sympathetically re-furbished, maintaining many original features, extended to the rear and benefits from an attic conversion.

A pretty, gated frontage leads into the hallway providing access onto two good sized reception rooms both with attractive fireplaces, the second is open to the kitchen that creates a fabulous living/kitchen with bi-fold doors onto the gardens.

On to the first floor there are three bedrooms, the third being used as a study. Shower room with a large walk-in shower and there is also a separate w/c.

To the second floor is the stunning principal bedroom with vaulted ceiling and en-suite with a rolltop bath.

The private rear gardens, designed to be low maintenance with a large decking area, artificial lawn and a patio area to the side of the property.





Location

Narborough enjoys an array of amenities, with a good selection of local shops, three primary schools, restaurants, public houses, post office, pharmacy, medical centre, dentist, library the list is endless. Narborough is situated south of the city and is within easy reach of motorway networks and Narborough train station. Being a rural village there are ample footpaths, bridle ways and cycle routes in the area too.

Agents Note

A beautiful bay fronted home close to a variety of amenities with easy access to the city.

Accommodation Summary

Ground Floor: Entrance hall, sitting room, second reception room, fitted kitchen with bi-folds.

First Floor: Three bedrooms, shower room, cloakroom.

Second Floor: Principal bedroom and en-suite.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth (01455) 291471.

Tenure

Freehold.

Services

We are advised that mains gas, electricity, water, and drainage are connected.

Local Authority

Blaby District Council, Council Offices, Desford Road, Narborough, Leicester, LE19 2EP (Tel: 0116 2750555). Council Tax Band B.

Measurements

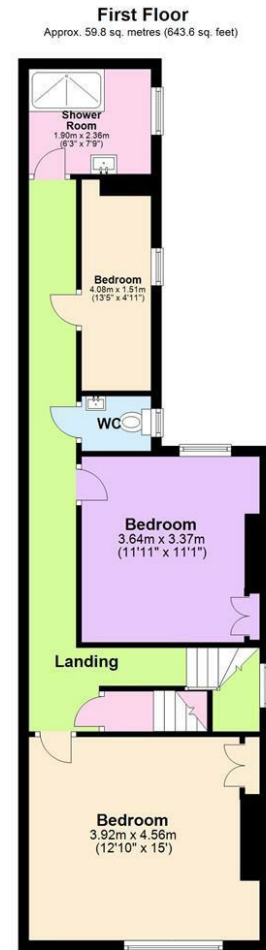
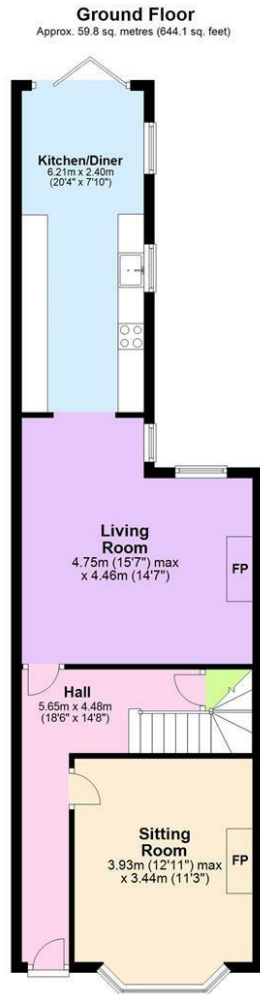
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.







Total area: approx. 145.5 sq. metres (1566.4 sq. feet)



Viewing by appointment only

Alexanders

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Telephone Sales: 01455 291471
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Important Information

Viewing - To arrange a viewing, please contact the Market Bosworth Sales Team on 01455 291471
Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

