



Briers Close, Narborough, Leicester, LE19 2RB

- DETACHED THREE BEDROOM HOME
- CENTRAL NARBOROUGH VILLAGE
- FITTED KITCHEN
- THREE BEDROOMS
- DRIVEWAY
- CUL-DE-SAC
- OPEN PLAN LIVING-DINING ROOM
- TWO BATHROOMS & DOWNSTAIRS WC
- GARAGE AND GARDEN OFFICE
- MODERNISATION PROJECT

Offers In Excess Of £290,000



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DESCRIPTION

Nestled within a quiet cul-de-sac in the heart of Narborough village is this detached family home. The property is conveniently located for access to Narborough train station, motorways, city, local schools and Fosse park retail outlet.

The detached home comprises of an entrance hallway, a downstairs wc, an open plan living-dining room and fitted kitchen. Stairs from the hall ascend to the first floor landing where you will find two double bedrooms with bedroom one benefiting from a private en-suite shower room, a further single bedroom and three piece family bathroom suite.

Outside, the garden has a blocked paved patio with plant and shrub border to the rear, the front garden has a lawn with some plants and shrubs, a driveway to the side leading to the detached garage, which also has an attached office and storage space to the back end.

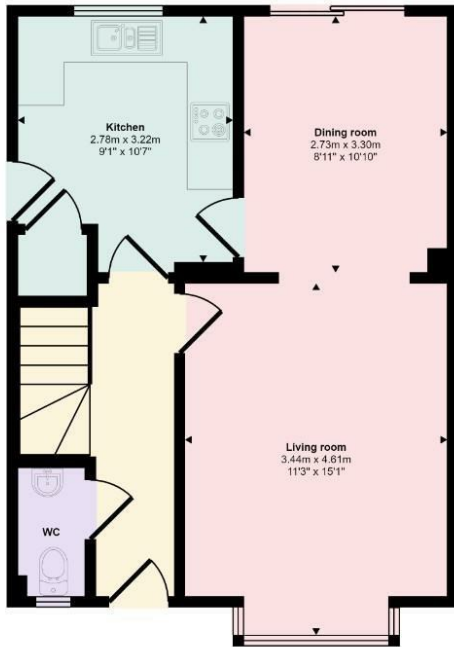
The home would benefit from internal updating and has gas central heating and double glazing. To find out more contact your local Hunters estate agents Wigston to arrange your viewing.

**Please now note, The Grant of Probate has been received.

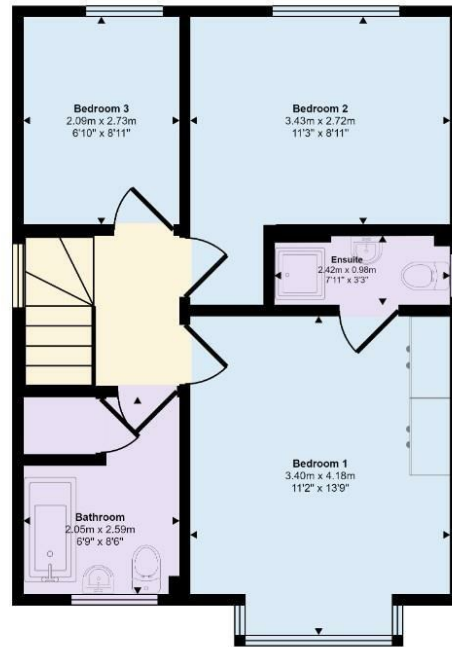




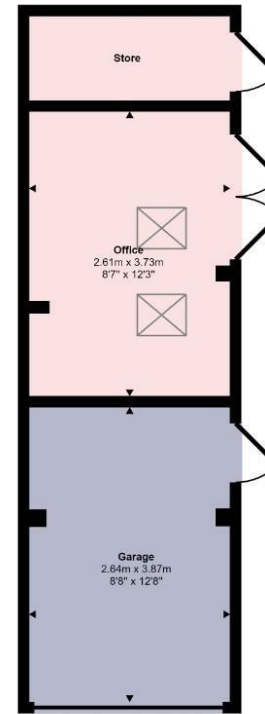
Approx Gross Internal Area
111 sq m / 1198 sq ft



Ground Floor
Approx 44 sq m / 472 sq ft



First Floor
Approx 44 sq m / 473 sq ft



Outbuilding
Approx 23 sq m / 252 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewings

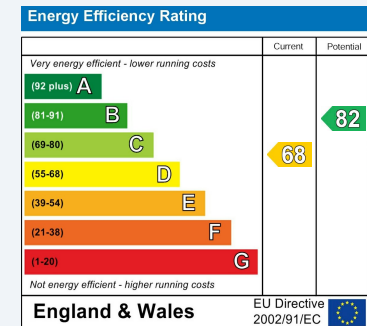
Please contact wigston@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.