



Connells

Camellia Close
Narborough Leicester

Camellia Close Narborough Leicester LE19 3WL

for sale
£315,000



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.

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'

This three bedroom detached property is being presented to the market in the highly sought after area of Narborough. Benefitting from off road parking, a detached garage and a conservatory, the property has ample space. Viewing is highly recommended.

Entrance Hall

With a double glazed door and window to the front of the property and stairs rising to the first floor.

Lounge

15' 5" x 13' 10" (4.70m x 4.22m)

With a double glazed window to the front of the property, gas fireplace with feature surround, tv point, coving to the ceiling and two central heating radiators.

Kitchen/Diner

17' 2" x 9' (5.23m x 2.74m)

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, electric oven and hob with cooker hood over, plumbing for a washing machine and dish washer, space for a fridge freezer, central heating boiler, pantry cupboard, central heating radiator, double glazed window to the rear and double glazed French doors to the conservatory.

Conservatory

9' 9" x 9' 6" (2.97m x 2.90m)

A upvc construction with double glazed windows to the rear and side and door leading out to the garden.

First Floor Landing

With stairs rising from the hallway, airing cupboard, loft access and double glazed window to the side of the property.

Bedroom One

11' 4" x 10' 11" (3.45m x 3.33m)

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

Bedroom Two

11' 2" x 11' (3.40m x 3.35m)

With a double glazed window to the rear of the property, built in wardrobes and central heating radiator.

Bedroom Three

8' 2" x 6' 9" (2.49m x 2.06m)

With a double glazed window to the front of the property, built in wardrobe over the stairs bulk and central heating radiator.

Bathroom

There is a bath with mixer taps and shower over, wash hand basin, wc, shaver point, partly tiled walls, chrome heated towel radiator and double glazed window to the rear of the property.

Outside

At the front of the property there is a lawn and a driveway providing ample off road parking which leads to the garage.

The rear garden has a patio area, lawn, outside tap, side gate access and access to the garage.

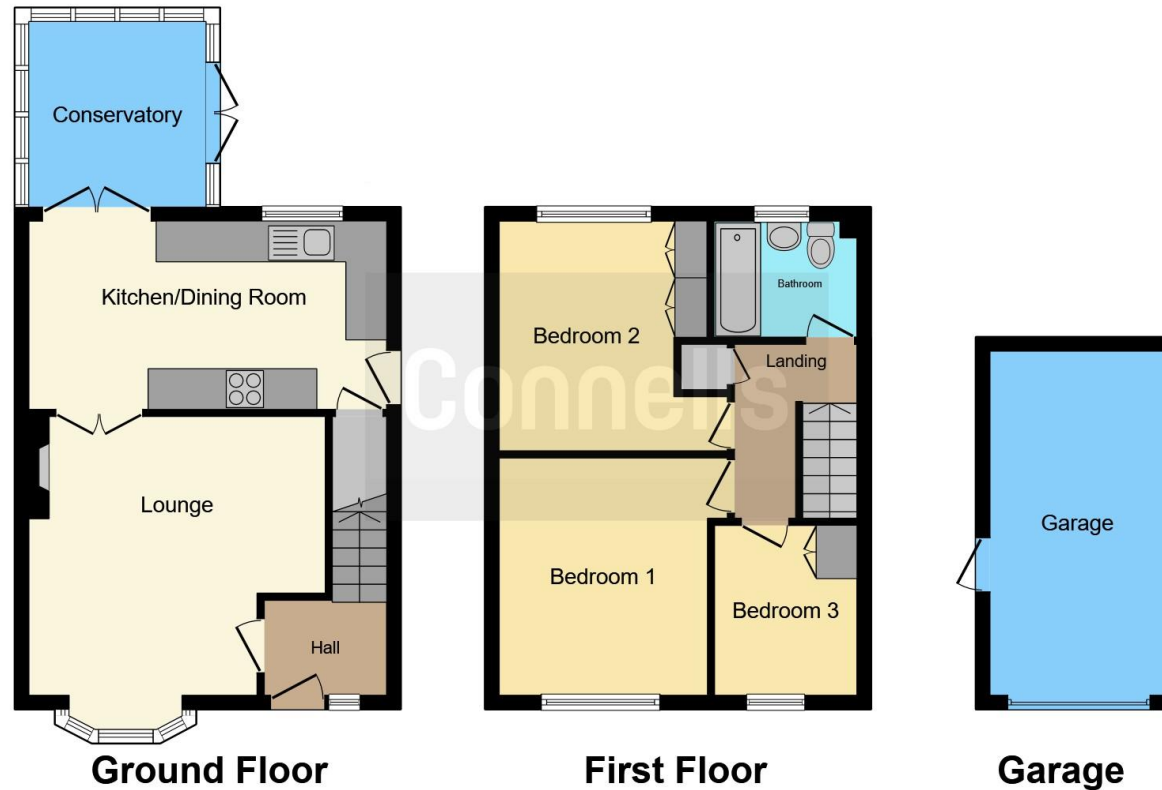
Garage

Has an up and over door, power and lighting and a door at the side leading to the rear garden.









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.focalagent.com

To view this property please contact Connells on

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view this property online connells.co.uk/Property/BLA310182

directions to this property:

Proceed out of Blaby along Enderby Road and proceed to the Foxhunter Roundabout. Turn left towards Narborough and at the next roundabout turn right onto Desford Road which becomes Forest Road. Turn left onto The Pastures and left again onto Speedwell Close. Take the first left onto Camellia Close where the property is located.

EPC Rating: C Council Tax
 Band: C

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.

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