



11 Fletchers Close,
, Narborough, LE19 2PX
O.I.E.O £200,000

A well presented two bedroom end town house conveniently located on Fletchers Close in Narborough. The property is well presented throughout and benefits from a modern kitchen and bathroom off road parking to the front and side of the property and an oversized rear garden.. The property comprises of hall, lounge and kitchen on the ground floor. The first floor lays host to two bedrooms as well as the family bathroom. Outside of the property benefits from a paved driveway to the front and side of the property and an oversized rear garden complete with both patio and lawned areas. Internal viewing is essential to appreciate the opportunity on offer.

- Modern End Town House
- Two Bedrooms
- Gas Central Heating & Upvc Double Glazing
- Fitted Kitchen & Bathroom
- Off Road Parking
- Generous Rear Garden
- Ideal FTB/Investment Purchase
- EPC Rating D, Internet - Standard/Super & Ultra all available
- Council Tax Band B



Ground Floor Accommodation

Entrance Hall

Part glazed composite door to the front aspect, stairs rising to the first floor landing, access to lounge.

Lounge

16'7" x 11'8" (5.05m x 3.56m)

Upvc double glazed window to the front aspect, radiator, natural flame effect gas fire complemented by matching hearth and surround, laminate flooring.

Kitchen

22'11"29'6" x 36'1"22'11" (7'9" x 11'7")

A range of matching base and eye level units and drawers with worksurface over. Stainless steel sink and drainer with mixer tap over. Freestanding cooker, plumbing for automatic washing machine, splashback tiles, radiator, upvc double glazed window and door to the rear aspect.

First Floor Accommodation

Landing

loft access and access to all rooms.

Bedroom One

26'2"26'2" x 36'1"19'8" (8'8" x 11'6")

Upvc double glazed window to the front aspect, radiator, storage cupboard.

Bedroom Two

32'9"29'6" x 19'8"22'11" (10'9" x 6'7")

Upvc double glazed window to the rear aspect, radiator, storage cupboard.

Bathroom

7'9 x 4'8 (2.36m x 1.42m)

A matching three piece suite comprising: Low flush W.C., pedestal wash hand basin and panel bath with electric shower over. Splash back tiles, heated towel rail, upvc double glazed window to the rear aspect.

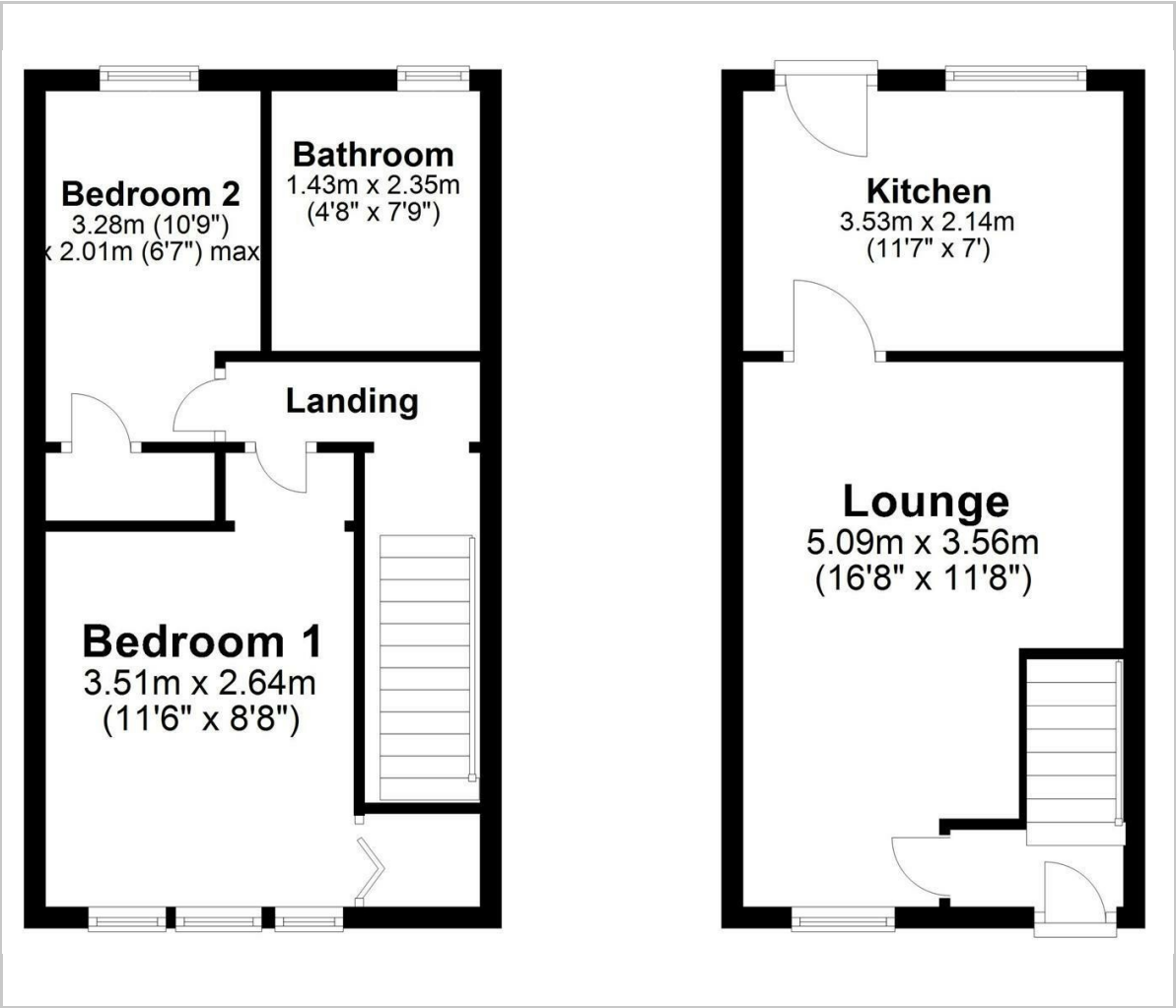
Outside

To the front and side of the property is paved off road parking for multiple vehicles.

The rear of the property is mainly laid to lawn complimented by a block paved patio. Perimeter panel fencing, gate access to the front of the property.



Floor Plan



Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Aston & Co Estate Agents 67 Long Street, Wigston, Leicestershire, LE18 2AJ
Tel: 0116 2883872 Email: info@astonandco.co.uk <https://astonandco.co.uk/>

Area Map



Energy Efficiency Graph

