



Alexandra Street, Narborough, LE19



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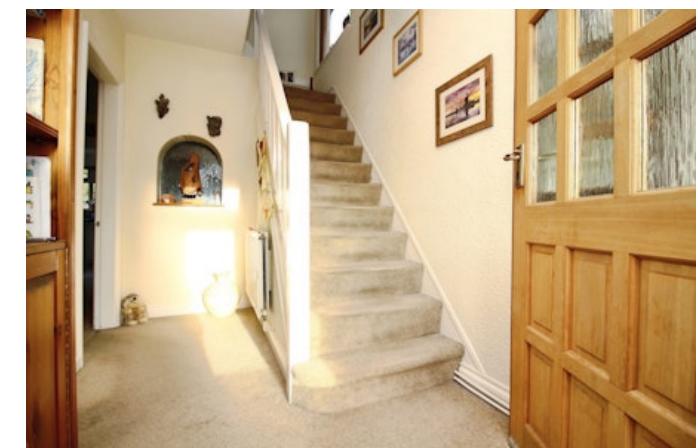
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£310,000

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Key Features

- Three bedroom semi detached family home
- Extended to the rear
- Open plan living kitchen diner, perfect for those occasions when entertaining
- Useful downstairs utility/WC
- Larger than normal garden to the rear
- Sought after village location
- EPC rating D
- Freehold





Rare to the market, fall in love with this traditional and extended three bedroom semi detached home occupying a convenient position within the heart of this popular south Leicestershire village. Benefiting from gas central heating and double glazed windows, the enlarged accommodation in more detail briefly comprises of an entrance porch, entrance hall, lounge, open plan living kitchen diner, utility/WC. Upstairs you will find three bedrooms and a shower room. Sitting on a larger than normal plot, there is a low maintenance frontage, side storage/lobby area, timber shed and a larger than normal mainly laid to lawn garden not overlooked. An immediate viewing comes highly recommended.

Welcome to your new home

Upon entering the home, you step into a useful entrance porch providing the perfect space for coats and shoes, with a door leading through to the welcoming entrance hallway featuring a staircase rising to the first floor. The lounge is positioned to the front of the property and is flooded with an abundance of natural light from a walk-in bay window, complemented by a central fireplace and characterful picture rails.

A particular highlight of the home is the open-plan living kitchen diner, enlarged in the 1990s to create a wonderful family space ideal for both formal dining and comfortable everyday living. The kitchen area is fitted with a range of wall and base units with complementary work surfaces, a sink and drainer, and space for appliances. With dual aspect glazing and useful storage extending under the stairs. A door leads through to a useful utility room providing useful storage and further space for appliances, with a WC and wall mounted central heating boiler.

Moving upstairs

Upstairs, the property offers three bedrooms, two of which are comfortable doubles. The master bedroom contains a super king- sized bed with a built-in wardrobes. Two further bedrooms also benefit from built-in storage and carpeted



flooring. Completing the first floor is a modern shower room, fitted with a three-piece suite comprising a shower cubicle, wash hand basin with storage beneath, and WC. The room is finished with partly tiled walls, a heated towel rail, and spot lighting. The landing also serves access to the loft space which boasts boarding, insulation, velux window, lighting, power and a ladder.

PLEASE NOTE: Fitted wardrobes with the bedside cabinets in the master bedroom are included.

Outside

A particular selling feature of the accommodation is the larger than normal plot, firstly beginning with a low maintenance frontage with access to a side lobby/storage area which in turn leads to a timber shed measuring 3.12m x 1.99m. The larger than normal mainly laid to lawn garden offers plenty of space for families to enjoy. With an outside tap, two garden sheds, variety of plants and shrubbery and pond.

Location

Narborough is extremely well placed for fast access to the city centre and also to the nearby M1/M69 intersection. The nearby retail shopping centre at Fosse Park offers further excellent facilities and amenities.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District Council - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band. Please note: Improvements have been made to the home that could result in the tax band changing if a relevant transaction takes place i.e. if the property is sold.

Viewing Arrangements

Viewings are strictly by appointment only.

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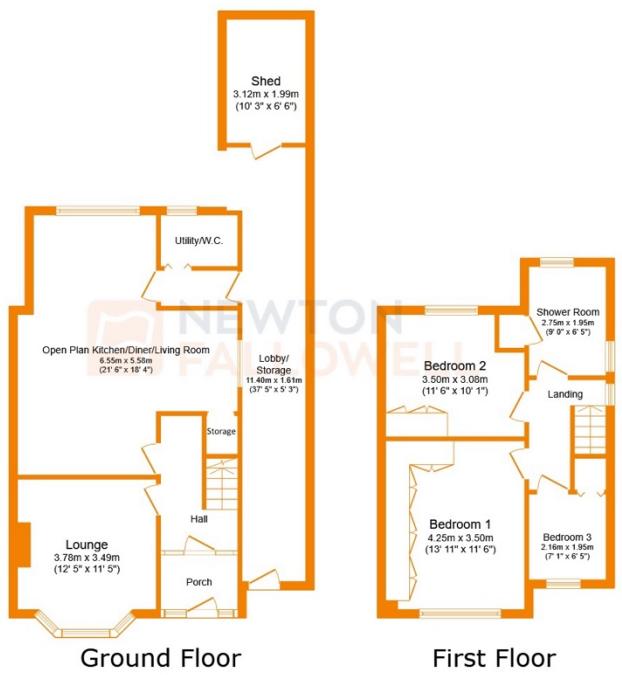
choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

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