



Alexandra Street, Narborough, LE19



3



1



1

£310,000



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 spotlighting. 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.

Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your





circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

Agents 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. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to



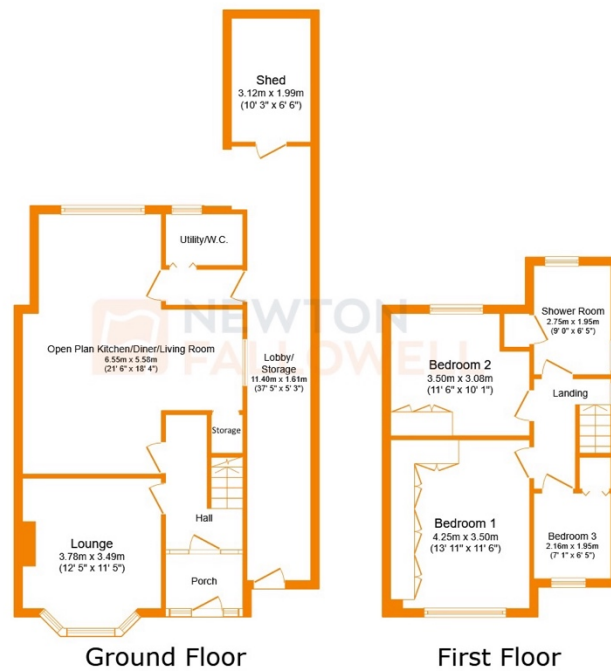
choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should 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.

Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.







Ground Floor

First Floor

Square Footage 968.72 sq.ft

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



