

FLOOR PLAN

DIMENSIONS

Hallway
6'08 x 4'09 (2.03m x 1.45m)

Lounge Diner
12' x 20'10 max (3.66m x 6.35m max)

Kitchen
11'04 x 9'04 (3.45m x 2.84m)

Bedroom
11'09 x 11' (3.58m x 3.35m)

Bathroom
4'08 x 5'09 (1.42m x 1.75m)

Hallway

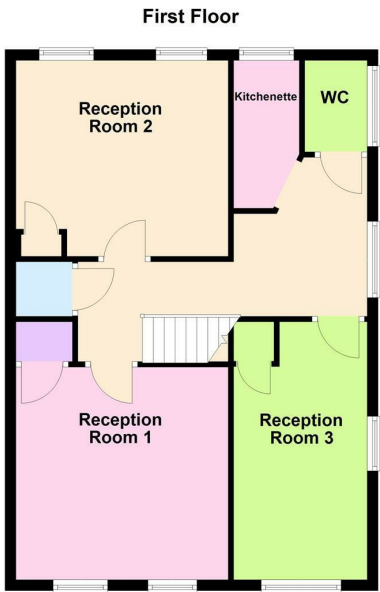
Reception Room One
12'09 x 12'09 (3.89m x 3.89m)

Reception Room Two
11'08 x 13'03 (3.56m x 4.04m)

Reception Room Three
15'11 x 8' (4.85m x 2.44m)

Kitchenette
8'05 x 3'11 (2.57m x 1.19m)

WC
5'06 x 2'11 (1.68m x 0.89m)

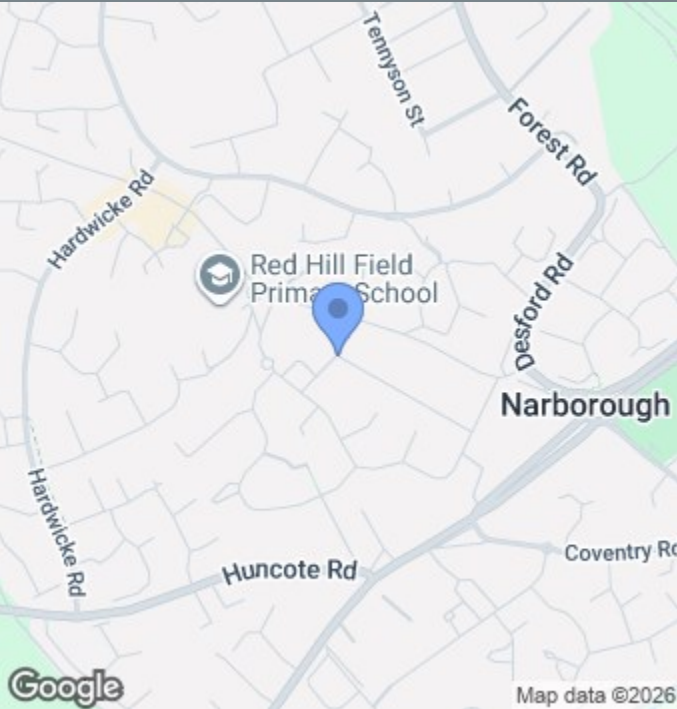


OVERVIEW

- Converted Property
- Business Opportunity
- 42 Red Hill - Lounge Diner
- Kitchen, Bathroom , Bedroom
- Rear Garden
- 44 Red Hill - Three Reception Rooms
- Kitchenette, WC & Yard
- Both - Garage & Out Building
- Viewing Is Essential
- EER - , Freehold, Tax Band -

LOCATION LOCATION....

Red Hill Avenue enjoys a lovely position within the ever-popular village of Narborough, a location that perfectly balances village charm with excellent everyday convenience. Narborough has built a strong reputation over the years for its welcoming community atmosphere, attractive surroundings and fantastic local amenities, making it especially popular with families and commuters alike. The village centre offers a great mix of independent shops, caf  s, pubs and supermarkets, while nearby Fosse Park provides an even wider choice of shopping, dining and leisure facilities. Residents also benefit from being close to David Lloyd Leisure, offering premium gym, swimming and health club facilities. Families are particularly well served by reputable local schools and a range of nearby parks, green spaces and scenic canal-side walks that give the area a relaxed and outdoorsy feel. For commuters, Narborough is exceptionally well connected, with its own railway station offering direct links to Leicester and Birmingham, alongside easy access to the M1, M69 and major road networks. Combining a strong sense of community with superb connectivity and village character, Red Hill Avenue offers a lifestyle that appeals to a wide range of buyers.



THE INSIDE STORY

42  44 Red Hill Avenue is a substantial and versatile freehold property offering a rare opportunity for a variety of potential uses. Originally comprising commercial premises with living accommodation above, the property was converted in 2002 into a ground floor flat and separate first floor office accommodation. The property remains registered under one freehold title whilst benefiting from two individual postal addresses recognised by the Post Office. The ground floor accommodation, known as No. 42, is accessed directly from the street via its own private entrance and offers well-proportioned living space throughout. The accommodation briefly comprises an entrance hall, spacious lounge/diner, fitted kitchen, double bedroom, and bathroom. To the rear, a door leads directly into the enclosed garden area, providing private outdoor space ideal for relaxing or entertaining.

The first floor accommodation, known as No. 44, benefits from completely independent access via a gated side yard with its own separate entrance door and individual letterbox set within the yard wall. Stairs rise to a central landing leading to three generously sized rooms, offering flexible accommodation suitable for office space, hobbies, storage, or additional living areas, subject to any necessary permissions. There is also a kitchenette and separate WC facility serving this floor. Externally, the property enjoys an enclosed yard and garden area together with a single brick-built garage and useful outbuilding, providing valuable storage and workshop potential. The flexible layout, separate access arrangements, and combination of residential and office-style accommodation make this an unusual and highly adaptable property, ideal for buyers seeking multi-purpose space, home working opportunities, or investment potential.

