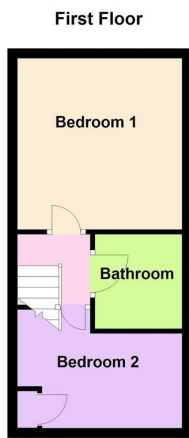
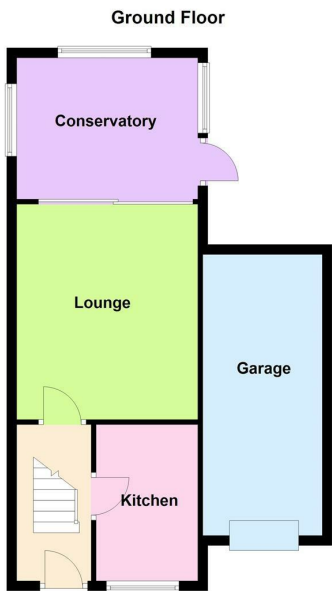


FLOOR PLAN

DIMENSIONS

- Entrance Hall
- Kitchen
10'04 x 6'9 (3.15m x 2.06m)
- Lounge
14'2 x 12'7 (4.32m x 3.84m)
- Conservatory
9'5 x 11'11 (2.87m x 3.63m)
- Bedroom One
9'4 x 12'7 (2.84m x 3.84m)
- Bedroom Two
10'5 x 9'5 (3.18m x 2.87m)
- Bathroom
- Garage

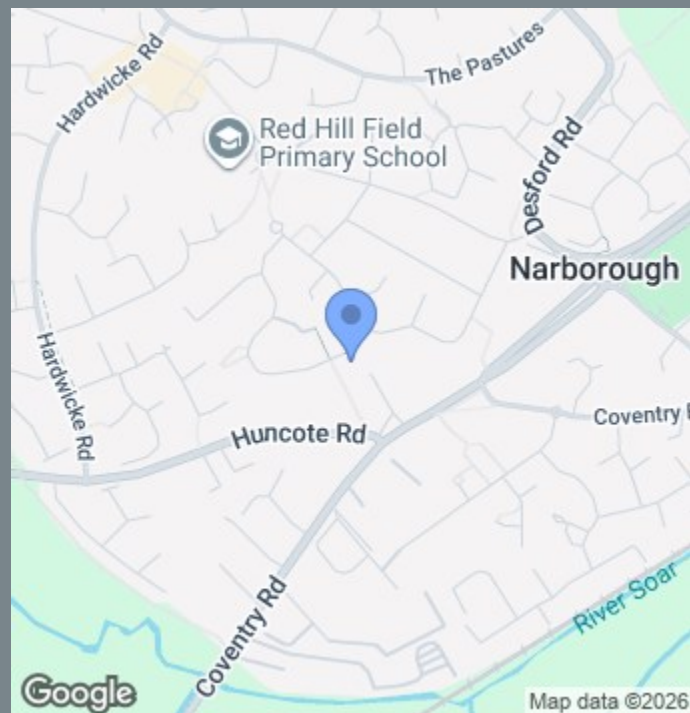


OVERVIEW

- Two Double Bedrooms
- Driveway & Garage
- Landscaped rear Garden
- Perfect First Time Buy
- Lounge, Kitchen & Conservatory
- Sought After Location
- Viewings Highly Advised
- EPC Rating - C
- Council Tax band - B
- Freehold Property

LOCATION LOCATION....

Coltbeck Avenue is located within the popular village of Narborough, a well-connected and family-friendly area just southwest of Leicester. The village offers a range of everyday amenities including shops, supermarkets, cafés and pubs, with larger retail options available nearby at Fosse Park. Well-regarded local schools and access to green spaces add to its appeal, making it ideal for families and professionals alike. Excellent transport links include Narborough railway station with services to Leicester and Birmingham, as well as easy access to the M1 and M69, providing convenient routes across the region.



THE INSIDE STORY

A well-presented two-bedroom semi-detached home situated on the popular Coltbeck Avenue in Narborough, ideal for first-time buyers and set within a sought-after location.

Upon entering the property, you are welcomed into an entrance hall leading through to a spacious kitchen, offering ample worktop space and a range of fitted cupboards. To the rear of the property is a bright and airy lounge with plenty of room for both seating and a dining table, creating a versatile living space. From here, there is access to a generous conservatory, providing additional living space and enjoying views over the rear garden.

Upstairs, the property comprises two well-proportioned double bedrooms and a family bathroom fitted with a bath, WC and wash basin.

Externally, the rear garden has been thoughtfully landscaped and benefits from not being overlooked, offering a good degree of privacy. To the front, there is a driveway providing off-road parking for two vehicles, along with access to a garage.

This is a fantastic opportunity for first-time buyers or those looking to downsize, located in a highly desirable area with excellent local amenities and transport links nearby.

