



**Connells**

Goscote Drive  
Narborough Leicester



### Property Description

Narborough is a large village in the civil parish of Blaby in Leicestershire. Narborough is situated near several transport corridors. The M1 motorway passes through the East of Narborough and is served by Narborough Railway station as well as being served by regular bus services. The village contains many amenities including doctors surgeries, a dentist, opticians, hardware store, hairdressers, a post office, chemists, newsagents, a bakery, take away's and various denominational churches. Narborough also boasts two supermarkets and three public houses. The village is served by three primary schools - Greystoke primary school, The Pastures primary and Red Hill Field primary school.

This four bedroom detached property is situated in the sought after location of Narborough. The property is being offered to the market with no onward chain and would make an ideal family home. Viewing is recommended to appreciate the accommodation this property has to offer.

### Entrance Hall

There is a door to the front of the property, stairs rising to the first floor, cupboard and central heating radiator.

### Cloakroom

There is a wc, wash hand basin and a central heating radiator.

### Study

With a double glazed window to the front of the property and a central heating radiator.

### Second Reception Room

With a double glazed window to the front of the property and a central heating radiator.

### Lounge

With a double glazed window to the rear of the property, two central heating radiators and double glazed French doors leading out to the rear garden.

### Kitchen/Diner

Fitted with wall and base units, work surfaces housing the sink drainer, integrated electric oven and gas hob with cooker hood over, plumbing for a washing machine and dish washer, space for a fridge freezer, central heating boiler and radiator, double glazed window to the rear of the property and double glazed French doors leading out to the rear garden.

## First Floor Landing

There are stairs rising from the hallway, airing cupboard and loft access - which has a ladder and is insulated and boarded (not checked by the agent).

## Bedroom One

With a double glazed window to the rear of the property, central heating radiator and door to the en-suite.

## En-Suite

There is a shower cubicle, wash hand basin, wc, extractor fan, partly tiled walls, shaver point, central heating radiator and double glazed window to the rear of the property.

## Bedroom Two

With a double glazed window to the front of the property, central heating radiator and door to the en-suite.

## En-Suite

There is a shower cubicle, wc, wash hand basin, partly tiled walls, shaver point and double glazed window to the front of the property.

## Bedroom Three

With a double glazed window to the front of the property and central heating radiator.

## Bedroom Four

With a double glazed window to the rear of the property and central heating radiator.

## Bathroom

There is a bath with mixer taps, wash hand basin, wc, partly tiled walls, central heating radiator and double glazed window to the side of the property.

## Outside

There is off road parking in front of the garage at the side of the property.

There is a path and steps to the front door with mature shrubs either side. There is also a parking space at the front.

The rear garden has a patio, lawn, outside tap and timber fence and hedged surrounds.

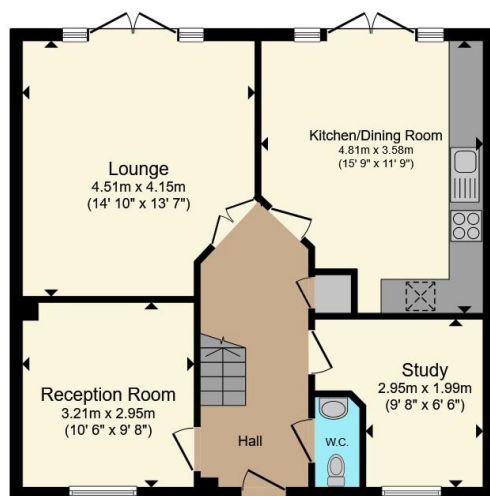
## Garage

With an up and over door, power and lighting.

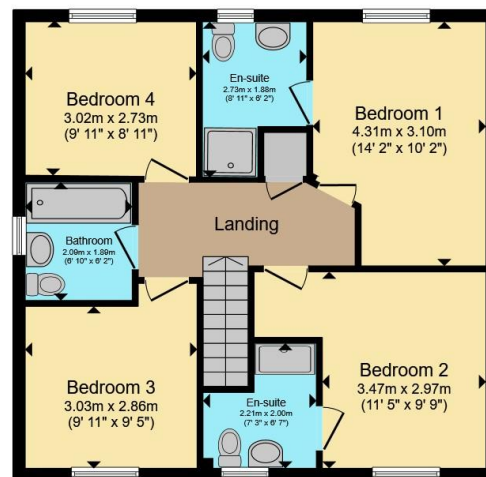




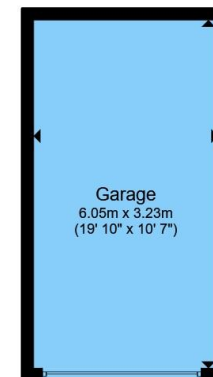




**Ground Floor**



**First Floor**



**Garage**

Total floor area 147.9 m<sup>2</sup> (1,592 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)



To view this property please contact Connells on

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**view this property online [connells.co.uk/Property/BLA309733](http://connells.co.uk/Property/BLA309733)**

**directions to this property:**

Proceed out of Blaby along Enderby Road, at the roundabout continue straight ahead to the Foxhunter roundabout. Turn left onto Leicester Road towards the village of Narborough. At the next roundabout turn right onto Desford Road and left onto Bradgate Close and right onto Goscote Drive where the property is situated.

EPC Rating: C Council Tax Band: E

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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