



Connells

Roy Close
Narborough Leicester

Roy Close Narborough Leicester LE19 2DN

for sale
£475,000



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.

Located in one of Narborough's most desirable residential areas, this impressive five bedroom detached family home offers generous living accommodation, with an extensive driveway and close to Narborough Train Station. This property is ideal for families seeking both style and space.

Agents Note:

There is shared access at the front to allow the neighbours access to their property.

Entrance Hall

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

Cloakroom

With a low level wc, wash hand basin and double glazed window to the side of the property.

Lounge

23' 9" max x 17' 11" max (7.24m max x 5.46m max)

With a double glazed window to the front of the property, fireplace and two central heating radiators.

Third Reception Rm/Sun Lounge

15' 1" x 9' 3" (4.60m x 2.82m)

With double glazed windows to the rear and side of the property, double glazed French doors leading out to the garden and a central heating radiator.

Office/Playroom

20' 7" x 8' 3" (6.27m x 2.51m)

With double glazed windows to the front and side of the property, fitted wardrobes. A versatile room which could be used as a playroom, office/study or an extra bedroom.

Kitchen/Diner

24' 8" max x 10' 8" max (7.52m max x 3.25m max)

Fitted with matching wall and base units, work surfaces housing the sink drainer, splashback tiling, integrated electric oven, gas hob with cooker hood over, spot lights to the ceiling, two central heating radiators, double glazed windows to the rear and side of the property and a door to the side of the property.

First Floor Landing

With stairs rising from the hallway, stairs to the second floor and has a double glazed window to the front of the property.

Bedroom One

11' 9" x 11' (3.58m x 3.35m)

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

Bedroom Two

12' 1" x 11' 8" (3.68m x 3.56m)

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

Bedroom Three

11' 7" x 8' 3" (3.53m x 2.51m)

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

Bedroom Four

12' x 8' 6" (3.66m x 2.59m)

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

Bathroom

There is a white suite comprising of: bath with mixer taps and shower over, double wash hand basins in a vanity unit, wc, fully tiled walls, central heating radiator and a double glazed window to the rear of the property.

Second Floor

With stairs rising from the first floor.

Bedroom Five

14' 7" x 12' 1" (4.45m x 3.68m)

There are two Velux windows to the front of the property and electric radiator.

Storage Area

Located on the second floor.

Outside

At the front of the property there is ample off road parking which also leads to the garage and there are mature shrubs.

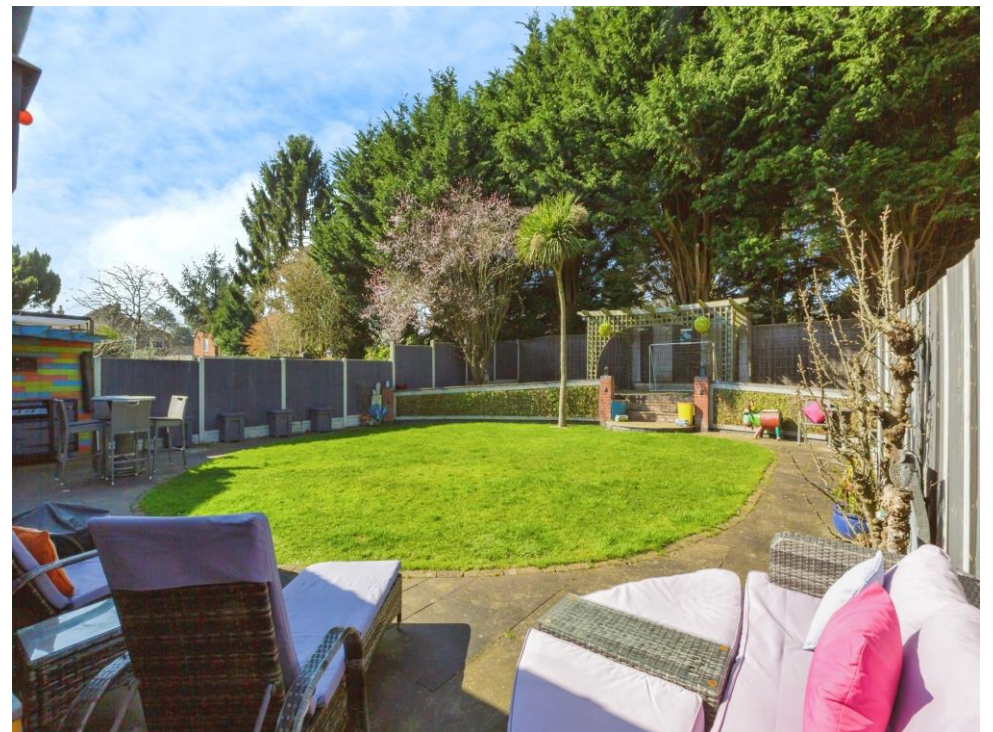
The rear garden has a patio area, lawn and timber fencing.

Garage

16' x 7' 1" (4.88m x 2.16m)

There are double doors to the front, power and lighting and a single door to the rear.









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.focalagent.com

To view this property please contact Connells on

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directions to this property:

Proceed out of Blaby along Enderby Road and continue straight ahead to the Foxhunter roundabout and turn left onto Leicester Road. Continue along and at the first set of traffic lights turn left onto Leicester Road, Narborough, then turn left onto Roy Close where the property is located.

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/BLA309783



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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