



**Connells**

Boswell Street  
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.

Nestled within a popular and well established residential area of Narborough, this impressive four bedroom detached family home offers spacious living throughout with a room for every purpose. The stunning kitchen/diner is a true highlight of the property and is an ideal area for entertaining.

## Entrance Hall

With a door to the front and under stairs cupboard.

## Lounge

19' x 10' 2" ( 5.79m x 3.10m )

With a double glazed bay window to the front of the property and under floor heating.

## Study

6' 9" x 5' 11" ( 2.06m x 1.80m )

With a double glazed window to the front of the property.

## Cloakroom

There is a wc, wash hand basin in a vanity unit and partly tiled walls.

## Kitchen/Diner

16' 6" x 15' 11" ( 5.03m x 4.85m )

Fitted with wall and base units, work surfaces housing the sink drainer, integrated electric hob, integrated NEFF induction hob, cooker hood over, integrated fridge freezer, LED spot lights to the ceiling and double glazed window to the rear of the property.

## First Floor Landing

With stairs rising from the ground floor and a storage cupboard.

## Bedroom One

16' 7" x 13' 9" ( 5.05m x 4.19m )

There are three skylight windows, LED spot lights and door to the en-suite.

## En-Suite

There is a double glazed window to the rear of the property, shower cubicle, wash hand basin vanity, wc and towel rail.

## Bedroom Two

16' 3" x 8' 9" ( 4.95m x 2.67m )

There is a double glazed window to the front, skylight window and door to the en-suite.

## En-Suite

There is a shower cubicle, wash hand basin in a vanity unit, wc and a window to the rear of the property.

## Bedroom Three

15' 10" x 9' 8" ( 4.83m x 2.95m )

With a double glazed bay window to the front of the property.

## Bedroom Four

9' 1" x 8' 3" ( 2.77m x 2.51m )

With a double glazed window to the front of the property.

## Bathroom

There is a suite comprising of: bath with mixer taps, shower cubicle, wash hand basin in a vanity unit, wc, fully tiled walls and a double glazed window to the side of the property.

## Outside

At the front of the property there is ample off road parking which also leads to the integral garage.

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

## Integral Garage

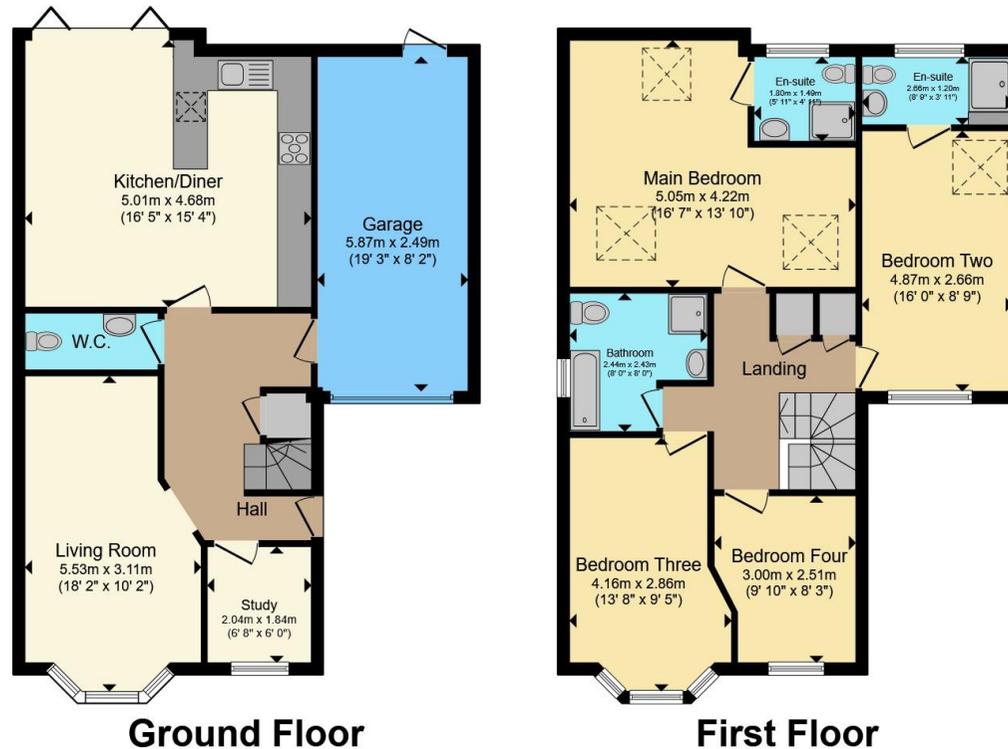
20' 1" x 8' 3" ( 6.12m x 2.51m )

There is an up and over door at the front and a single door leading out to the rear garden.









Total floor area 142.9 m<sup>2</sup> (1,539 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)



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**view this property online [connells.co.uk/Property/BLA309742](http://connells.co.uk/Property/BLA309742)**

**directions to this property:**

Proceed out of Blaby along Enderby Road and proceed straight over the roundabout. At the Foxhunter roundabout turn left onto the dual carriageway and at the next roundabout turn right into Desford Road, follow the road round into Forest Road and turn left onto Woodland Avenue, right onto Tennyson Street, left onto Browning Street and left onto Boswell Street where property is located.

EPC Rating: B 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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