



Connells

Copt Oak Road
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.

Situated in the highly sought after village of Narborough, this attractive, spacious three bedroom semi-detached family home offers generous living space, a large private garden and a welcoming frontage complemented by a spacious driveway. The property benefits from character detailing.

Entrance Porch

With a door to the front and door leading through to the hallway.

Hallway

There is a door from the porch, stairs rising to the first floor, under stairs cupboard, central heating radiator and original flooring.

Dining Room

There is a double glazed bay window to the front of the property, feature picture rail and a central heating radiator.

Lounge

With a double glazed bay window to the rear of the property, fireplace with brick built surround, feature picture rail and central heating radiator.

Kitchen

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, space for a cooker, cooker hood, plumbing for a washing machine, space for an under counter fridge, pantry, door to the side of the property and double glazed window to the rear of the property.

Covered Passageway

There is a door from the kitchen, door to the garage, access to a brick built w.c. and a store and there is a door to the rear garden.

W.C.

There is a wc.

First Floor Landing

With stairs rising from the hallway, a secondary double glazed window to the side of the property with stained glass and loft access.

Bedroom One

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

Bedroom Two

There is a double glazed bay window to the rear of the property and a central heating radiator.

Bedroom Three

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

Bathroom

There is a bath with shower over, wash hand basin, partly tiled walls, airing cupboard, central heating radiator, electric wall heater and window to the rear of the property.

Separate W.C.

There is a wc and window to the side of the property.

Outside

At the front of the property there is a driveway providing ample off road parking, gravelled areas with mature planting.

The rear garden has a paved patio area, lawn, mature plants and trees and timber fenced and hedge borders.

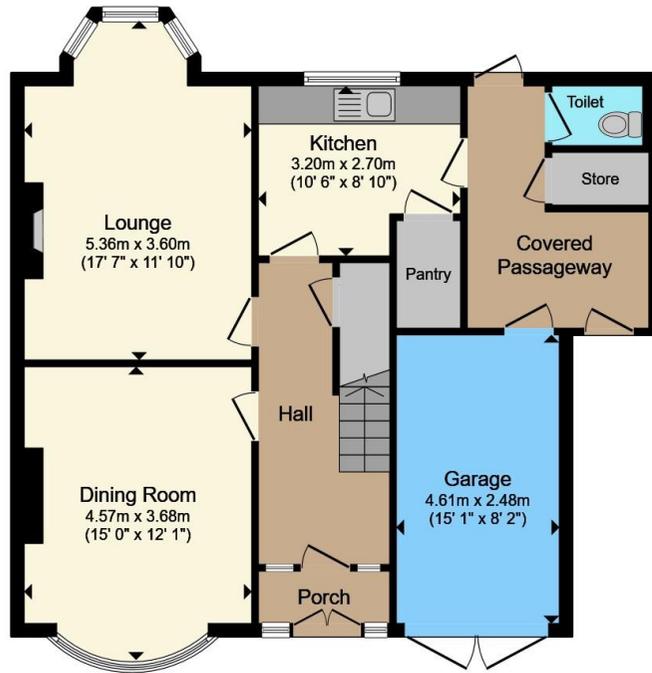
Garage

With double doors at the front, power and lighting and a single door through to the rear passageway.

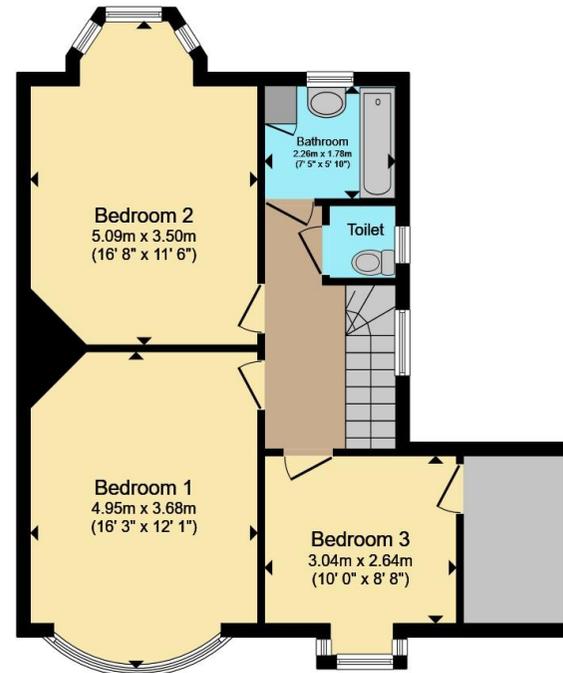








Ground Floor



First Floor

Total floor area 138.8 m² (1,494 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



To view this property please contact Connells on

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view this property online connells.co.uk/Property/BLA309914

directions to this property:

Proceed out of Blaby along Enderby Road to the Foxhunter roundabout. Turn left onto Leicester Road and at the next roundabout turn right onto Desford Road. Take the first left off Desford Road and then immediately right onto Copt Oak Road where the property is situated and can be identified by our Connells For Sale board.

EPC Rating: D Council Tax Band: C

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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