

FOR SALE

**Narborough Road
Leicester
LE3 2FU**



ASKING PRICE: £275,000

- A Spacious Semi-Detached House
- Located on Narborough Road
- Within Easy Access To An Array of Amenities
- Ideal For Families/Investors
- Entrance Hall, Lounge, Open Plan Dining Kitchen
- 3 Bedrooms & Family Bathroom
- Front Garden Laid To Lawn, Rear Enclosed Garden & Single Garage



Location

This property is located on Narborough Road, close to the Rowley Fields border and within close proximity to local amenities including shops, schools, recreational facilities. The area benefits from being within easy access to Leicester City Centre, Fosse Park, Meridian Business and Entertainment Park and the M1/M69 motorway networks.

Description

A spacious semi-detached property within a popular location briefly comprising; entrance hall, lounge, open plan dining kitchen, 3 bedrooms and a bathroom. Externally, a front garden laid to lawn, a well-presented rear garden and a single garage (access via Merideth Road suitable for one car and one-off road car parking space. This property is suitable for families and investors.

Accommodation

All measurements are approximate:

Entrance Hall

Door to front, stairs to first floor, under stairs storage cupboard housing combi boiler, radiator, power points, pendant light fitting.

Reception Room One - 10' 2" x 10' 9" (3.10m x 3.27m)

Double glazed bay window to the front, radiator, power points, pendant light fitting, telephone socket and TV point.

Dining Room - 12' 6" x 11' 2" (3.81m x 3.40m)

Double glazed patio door leading to rear garden, laminated flooring, radiator, power points, pendant light fitting. The dining room is directly adjacent to:

Kitchen - 6' 7" x 8' 4" (2.01m x 2.54m)

Double glazed window to rear, a range of wall and base units with worktops, vinyl flooring, tile splashback surrounds, stainless steel sink, electric oven, four burner electric hob, power points, pendant light fitting.

First Floor

Access to loft.

Bedroom One - 10' 8" x 10' 3" (3.25m x 3.12m)

Double glazed bay window to front, radiator, power points, pendant light fitting.

Bedroom Two - 12' 5" x 11' 3" (3.78m x 3.43m)

Double glazed window to rear, radiator, power points, pendant light fitting.

Bedroom Three - 5' 9" x 6' 9" (1.75m x 2.06m)

Double glazed window to front, radiator, power points, pendant light fitting.

Family Bathroom - 8' 5" x 4' 9" (2.56m x 1.45m)

Double glazed window to rear, panelled bath with electric shower over, wash hand basin, low level WC, vanity cupboard, tile splashback surrounds, radiator, pendant light fitting.

Outside

Front garden laid to lawn, a well-presented rear garden and a single garage (access via Merideth Road suitable for one car and one-off road car parking space.

Tenure

Freehold.

EPC

Pending.

Council Tax

The property falls within Band B.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Leicester City Council.

Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

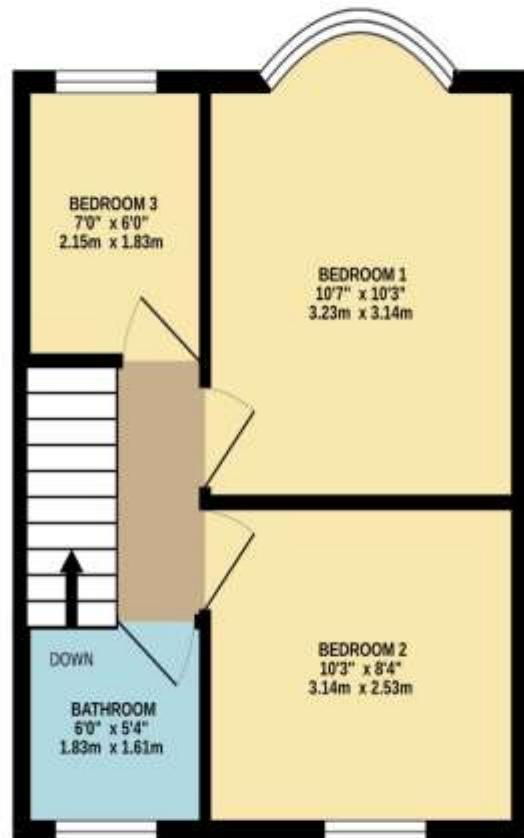
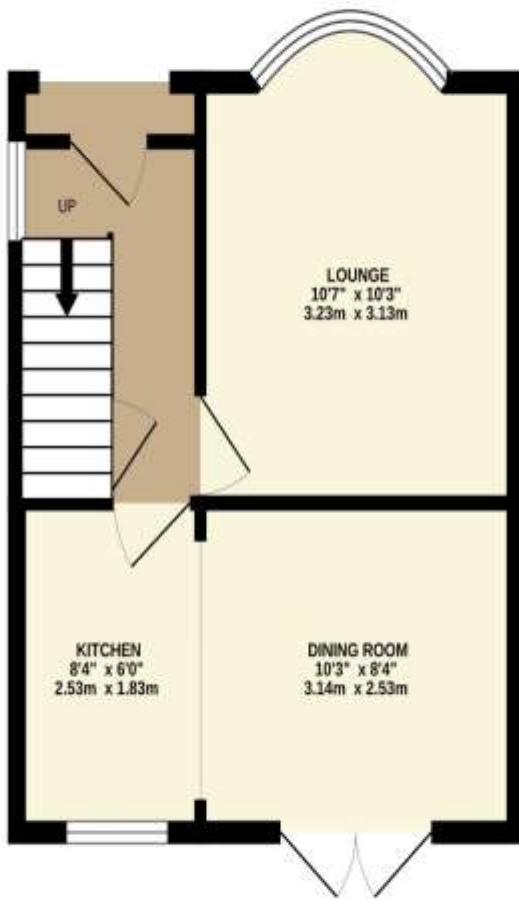
Tel: 0116 254 3373

Email: info@shonkibrothers.com



GROUND FLOOR
314 sq.ft. (29.2 sq.m.) approx.

1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA: 629 sq.ft. (58.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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