

FOR SALE



Narborough Road South, Leicester

4 Bedrooms, 1 Bathroom, Semi-Detached House

Asking Price Of £360,000





- Four Bedroom Semi Detached House
- Located In Braunstone Town
- Reception Room
- Kitchen / Diner
- Utility Area
- Four Bedrooms
- Family Bathroom

FULL DESCRIPTION

Martin and Co are delighted to welcome to the market this fully refurbished, spacious and well-presented four-bedroom home located in a sought-after residential area. This ideal family property features a bright and airy open plan living room/diner, a modern fitted kitchen, and a private rear garden perfect for entertaining. Upstairs offers four generously sized bedrooms and a contemporary family bathroom. Additional benefits include off-street parking, a large garage and driveway. Conveniently situated close to local schools, transport links, and amenities. A must-see property-early viewing highly recommended! No chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



PORCH Double glazed door to the front and wooden door into the hallway.

HALLWAY Wooden door, hard flooring, stairs to first floor, entrance to lounge/ diner, wc and kitchen.

LOUNGE/DINER Double glazed bay window, radiators and doors leading to the kitchen/diner and hard flooring.

KITCHEN/DINER Brand New fitted kitchen with a range of wall and base units, double glazed window and doors overlooking the rear garden, hard flooring, access to the garage, utility, shed and garden.

UTILITY ROOM Door to the garage and shed, worktop and plumbing for washing machine, hard flooring and access to the shed.

WC Hard floor, WC and wash basin.



LANDING Carpet flooring, loft access and doors to the bedrooms and bathroom.

BEDROOM Double glazed bay window overlooking the front, radiator and carpet flooring.

BEDROOM Double glazed window overlooking the garden, radiator and carpet flooring.

BEDROOM Double glazed window to the front and back, radiator and carpet flooring.

BEDROOM Double glazed window to the front, radiator and carpet flooring.

BATHROOM Bath with shower over, wash hand basin, w.c., radiator, tiled and double glazed window to the rear.

OUTSIDE To the front of the property there is off road parking and a garage, to the rear garden which is mainly laid to lawn with patio area, outside tap and light, shrubs and fenced surround.





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