



9 Drovers Way, Narborough, Leicester. LE19 2PU

- Well Presented End Townhouse
- Popular Village Location, Walking Distance to Railway Station
- Entrance Area, Modern Fitted Kitchen
- Good Size Living/Dining Room to Rear
- Landing, Two Bedrooms, Family Bathroom
- Gas Fired Central Heating System, Double Glazing
- Driveway Providing Ample Car Standing , Attractive Rear Garden
- Viewing Highly Recommended
- EPC Rating C & Council Tax Band B



PROPERTY DESCRIPTION

Well presented end townhouse in the sought after village of Narborough. Located within walking distance to the village centre and the train station the property is ideally located for further access to Fosse Park and M1/M69 motorway network. The property comprises of entrance area, modern fitted kitchen to the front with a range of base and wall units and integrated oven/hob/extractor along with fridge freezer and dishwasher. The rear living/dining room is a good size and has double doors leading out to the rear garden. A spiral staircase leads upto the first floor landing which in turn gives access to two double bedrooms and a family bathroom. The property further benefits from gas fired central heating and double glazing. Externally the property sits on a great plot position with front gravel display garden with fence surround. Side driveway providing ample car standing and side gate giving access to the larger than average rear garden. The rear garden has a patio and decking area along with faux grass for ease of maintenance and a useful rear storage shed. Viewing comes highly recommended. EPC rating is C and Council tax is band B.



ROOM DESCRIPTIONS

Entrance Area

7' 10" x 4' 7" (2.39m x 1.40m)

Kitchen

7' 10" x 7' 10" (2.39m x 2.39m)

Living/Dining Room

16' 9" x 12' 8" (5.11m x 3.86m)

Landing

Bedroom

12' 8" x 9' 0" (3.86m x 2.74m)

Bedroom

12' 8" max x 7' 11" (3.86m x 2.41m)

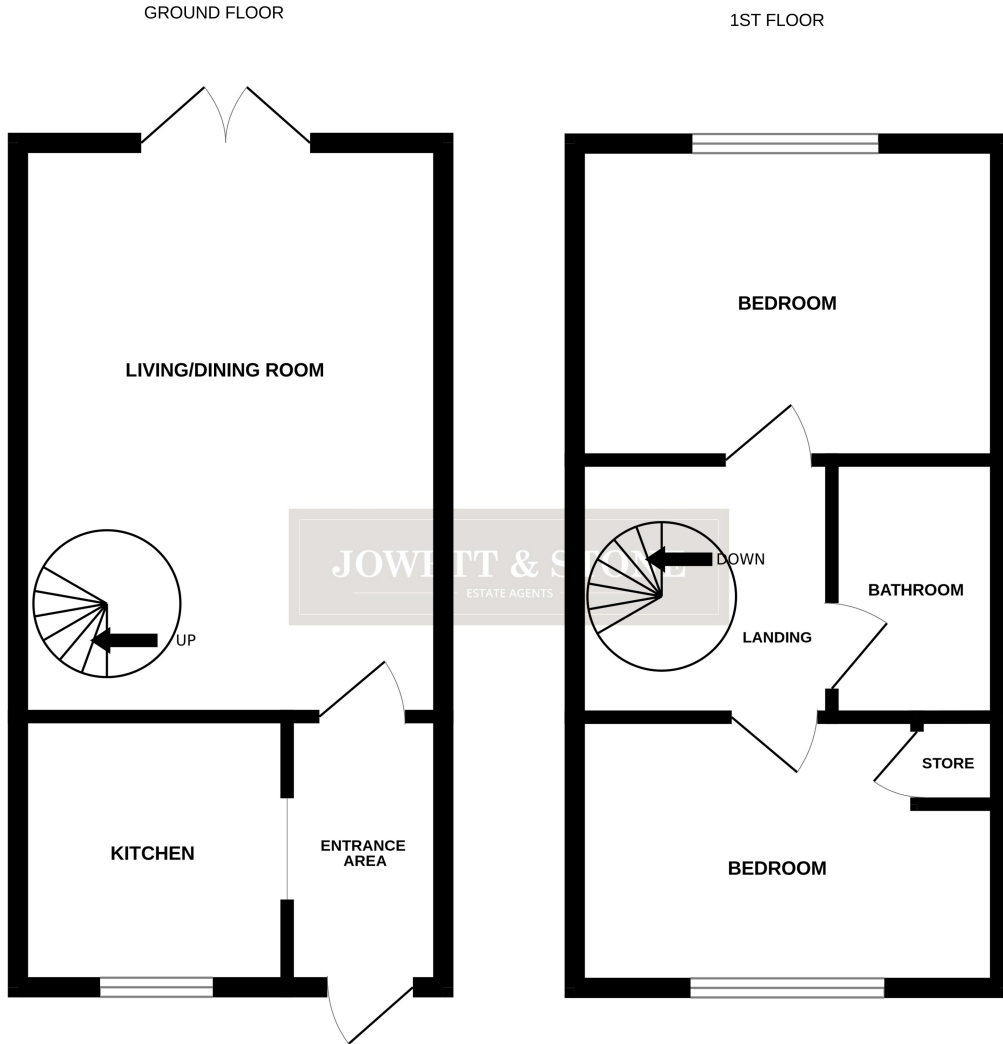
Bathroom

7' 6" x 4' 10" (2.29m x 1.47m)

External

Rear Garden





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Blaby
11, Leicester Road, Blaby, LE8 4GR
0116 2789624
blaby@jowettandstone.co.uk