



17 Bradgate Close, Narborough, Leicester. LE19 3EG

- Three Bedroom Corner Plot Modern Semi Detached Property
- Entrance Hall, Cloaks/Wc, 16ft Living/Dining room, Fitted Kitchen
- Landing, Three Bedrooms, Family Bathroom
- En Suite Shower/Wc to Master Bedroom
- Gas Fired Central Heating System, Double Glazing
- Rear Garden, Driveway, Single Detached Garage
- Viewing Recommended To Appreciate Layout And Plot Position
- EPC Rating C & Council Tax Band C



PROPERTY DESCRIPTION

Three bedroom modern semi detached property in this sought after location in Narborough. Ideally located for transport links to M1/M69 as well as Fosse Park and Narborough train station. On a great corner plot position and benefitting from a single detached garage and garden to the rear. The property comprises of entrance hall, cloaks/wc, generous living/dining room with dual aspect windows, fitted kitchen with base and wall units and integrated appliances and a rear door leading to the garden. To the first floor the landing leads to the three bedrooms and a family bathroom. There is also an en suite shower room/wc to the master bedroom. Further benefitting from gas fired central heating system and double glazing. Externally to the rear is a driveway providing car standing and giving access to the good size detached single garage, a rear gate leads to the garden area with lawn, decking area and wall/fence surround. Viewing comes recommended to appreciate the plot position and layout. Ideal professional or first time buy purchase. EPC rating C, Council tax is band C.



ROOM DESCRIPTIONS

Entrance Hall

Cloaks/Wc

Living/Dining Room

15' 11" x 13' 11" red to 6'10" (4.85m x 4.24m)

Kitchen

10' 9" x 8' 11" (3.28m x 2.72m)

Landing

Bedroom

9' 11" to front of robe x 9' 3" (3.02m x 2.82m)

En Suite Shower Room/Wc

Bedroom

10' 0" x 9' 2" (3.05m x 2.79m)

Bedroom

6' 10" x 6' 6" (2.08m x 1.98m)

Family Bathroom

External

Garage

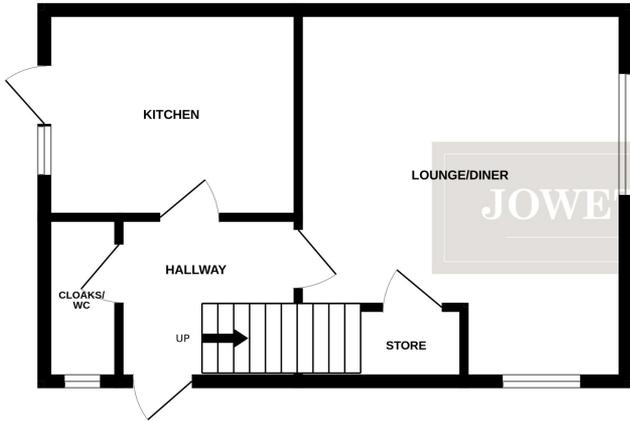
20' 0" x 10' 6" into rec (6.10m x 3.20m)

Garden

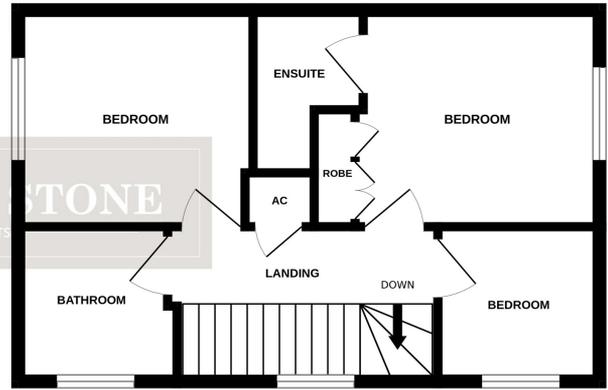


FLOORPLAN & EPC

GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 786 sq.ft. (73.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	78	
(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	

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