



## 7 Park Road, Narborough, Leicester. LE19 2GQ

- Superb Three Bedroom Modern Detached Property
- Sought After Location Within Walking Distance To Narborough Train Station
- Entrance Hall, Cloaks/Wc, Front Living Room
- Rear Open Plan Dining Kitchen With Double Doors To The Rear
- Landing , Three Bedrooms, Ensuite Wc to Master Bedroom
- Refitted Family Shower Room/Wc
- Gas Fired Central Heating System, Double Glazing
- Driveway, Garage, Attractive Rear Garden
- Internal Viewing Essential To Appreciate Size And Style
- EPC Rating C & Council Tax Band D





## PROPERTY DESCRIPTION

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Superb modern detached property located on the popular Redrow built estate in Narborough. Refurbished and presented to a high standard throughout, within walking distance to Narborough train station along with great access to the M1/M69 motorway network. An early viewing is considered essential to appreciate the style and layout of this lovely home. The property comprises of entrance hall with store cupboard and cloaks/wc. There is a generous front living room, good size rear dining kitchen with a range of fitted base and wall units, central island and double doors leading out to the rear garden. To the first floor the landing gives access to the three bedrooms and a refitted modern family shower room/wc. The principal bedroom has fitted wardrobes and a refitted ensuite shower room/wc. There are also fitted bedrooms to the second bedroom, whilst the third bedroom is currently used as a home office. The property further benefits from gas fired central heating system and double glazing. Externally there is a front garden area with well stocked borders, side driveway providing ample car standing and leading to the good size garage set back to the rear with up/over door and side privacy door to the garden. The rear garden is a real feature of the property and has been redesigned and landscaped by the present owner to a high standard. With feature decking, patio and pathway, water feature, bark borders with mature planting. EPC rating is C and Council tax is band D.



## ROOM DESCRIPTIONS

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### Entrance Hall

### Cloaks/Wc

### Living Room

15' 11" x 10' 9" (4.85m x 3.28m)

### Dining Kitchen

18' 6" x 10' 3" (5.64m x 3.12m)

### Landing

### Principal Bedroom

12' 9" x 11' 6" max to back of robes (3.89m x 3.51m)

### En Suite Shower Room/Wc

### Bedroom

11' 2" max to back of robes x 10' 2" (3.40m x 3.10m)

### Bedroom

10' 7" x 6' 11" max (3.23m x 2.11m)

### Family Shower Room/Wc

### External

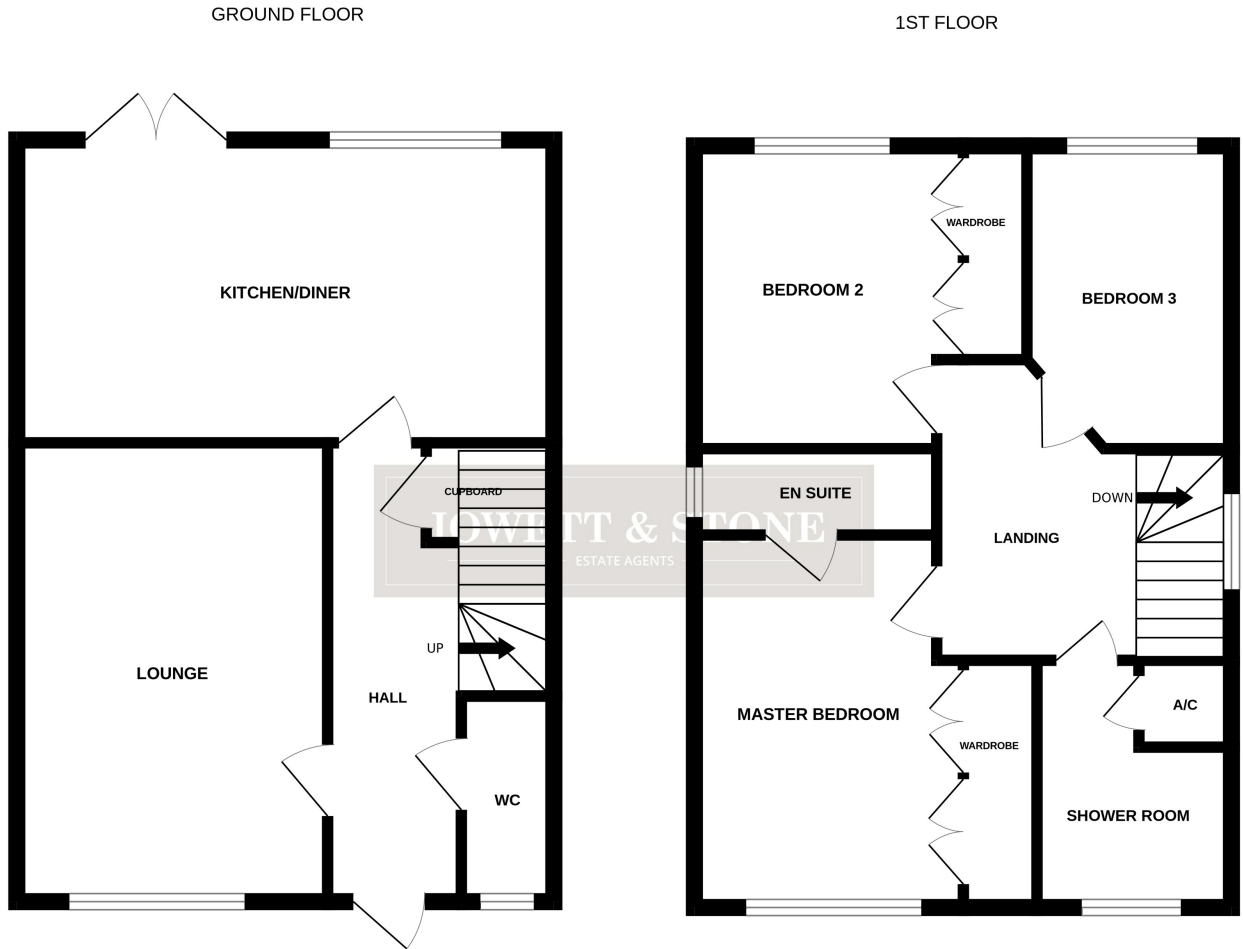
### Single Garage

16' 11" x 8' 1" (5.16m x 2.46m)

### 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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>	<b>75</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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