



46 Coltbeck Avenue, Narborough, Leicester. LE19 3EJ

- Extended Detached Property On Corner Plot Position
- Double Garage To The Rear
- Ent Porch Ent Hall Front Extended 21ft Living Room
- Dining Room, Breakfast Kitchen, Cloaks/Wc
- Landing, Four Bedrooms, Family Bathroom, En Suite To Master Bedroom
- Gas Fired Central Heating System, Double Glazing
- Driveway Providing Ample Car Standing, Reqr And Side Garden Areas
- Internal Viewing Essential To Appreciate Size, Style And Layout
- EPC Rating D & Council Tax Band C



PROPERTY DESCRIPTION

Extended detached family home on a corner plot position and offering spacious accommodation throughout. With the added benefit of a detached double garage to the rear an internal viewing comes highly recommended to appreciate the plot and size of accommodation on offer. Comprising of entrance porch, entrance hall, front extended good size 21ft living room with two front elevation bay shelf windows and double doors leading through to the separate dining room with double doors leading to the rear garden. The rear breakfast kitchen is fitted with a range of base and wall units and has a double doors leading to the rear garden, side access door and access to the cloaks/wc. To the first floor the landing has a useful store and gives access to the four bedrooms and a family bathroom. The master bedroom also has the benefit of an en suite shower room to the rear. The property further benefits from gas fired central heating system and double glazing. Externally the property sits on a generous plot with a driveway to the front providing ample car standing along with a slate display area. The rear garden wraps around to the side and has lawn, patio and fence/wall surround. There is a side access door to the rear double garage which has electric roller door and rear and side windows. EPC rating is D and Council tax band C.



ROOM DESCRIPTIONS

Entrance Porch

Entrance Hall

Living Room

21' 3" x 12' 10" (6.48m x 3.91m)

Dining Room

10' 6" x 9' 4" (3.20m x 2.84m)

Breakfast Kitchen

14' 2" plus ent area x 10' 4" (4.32m x 3.15m)

Cloaks/Wc

Landing

Master Bedroom

16' 3" x 9' 3" (4.95m x 2.82m)

En Suite Shower Room/Wc

Bedroom

11' 10" max into rec x 9' 6" plus ent rec (3.61m x 2.90m)

Bedroom

9' 3" x 8' 2" (2.82m x 2.49m)

Bedroom

8' 2" x 7' 9" (2.49m x 2.36m)

Family Bathroom

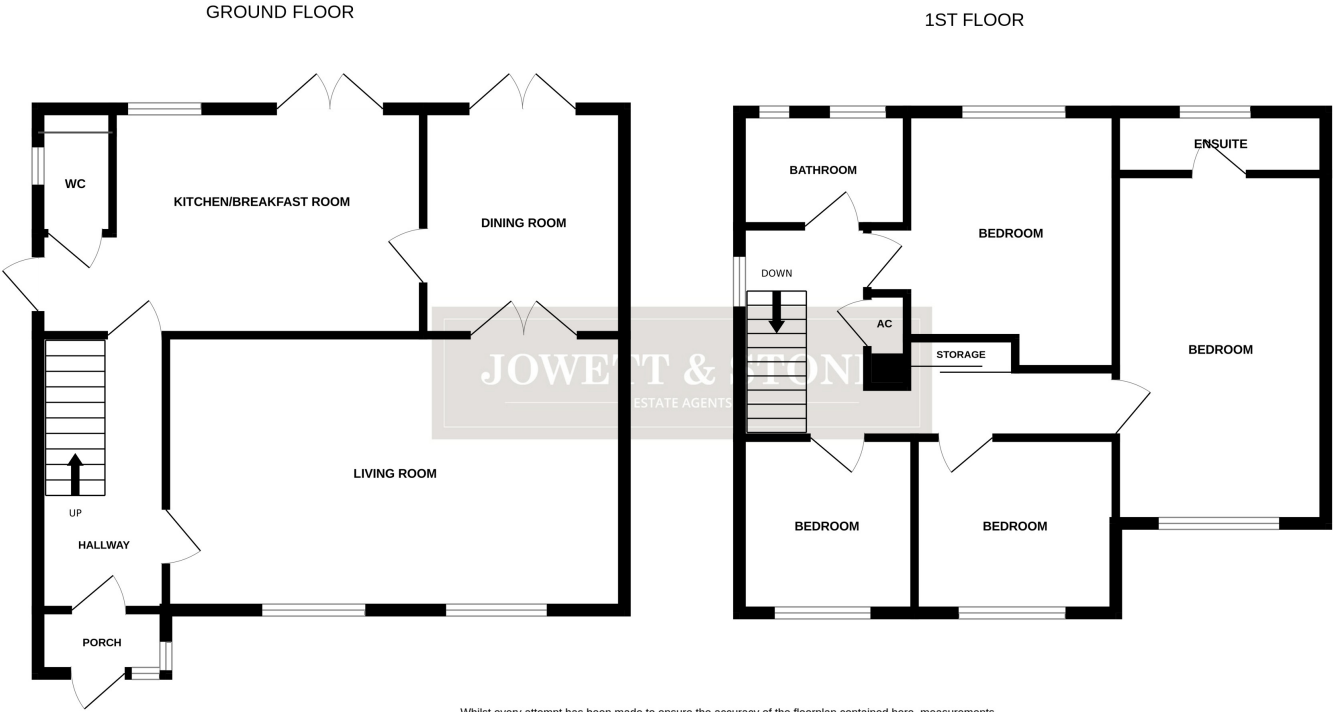
External

Double Garage

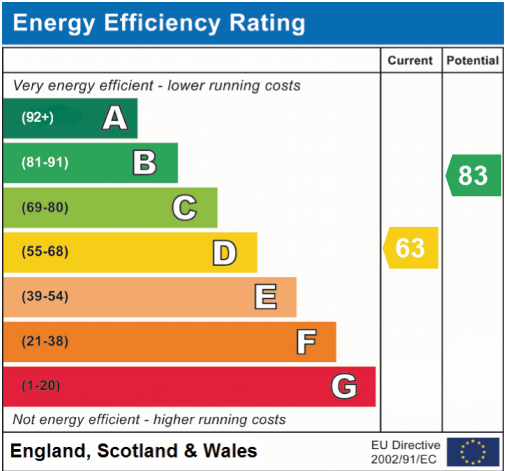
18' 4" x 16' 8" (5.59m x 5.08m)

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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