



1 Finch Way, Narborough, Leicester. LE19 2TP

- Superb Extended Five Bedroom Detached Family Home
- Redesigned And Refurbished By The Present Owners To A High Standard
- Entrance Hall, Cloaks/WC, Living Room, Second Lounge/Reception
- 31ft Dining Kitchen, Utility Lobby
- Landing, Five Bedrooms, Family Bathroom
- En Suite To Master Bedroom, Jack/Jill En Suite To Bedrooms Two/Three
- Envious Plot Position Offering Car Standing With Further Potential
- Garage Converted To Home Office With Bi Fold To the Garden
- Internal Viewing Essential To Appreciate Size, Style And Layout
- EPC Rating C & Council Tax Band E



PROPERTY DESCRIPTION

Superb extended five bedroom family home offering spacious accommodation throughout and set in a tucked away plot position in this sought after location. The property has been thoughtfully redesigned and refurbished by the present owners to create a lovely family home offering flexible living throughout. The property comprises of a welcoming entrance hall with store and a cloaks/wc. The living room to the left is a good size and has double doors leading through to the impressive 31ft dining kitchen fitted with a range of modern base and wall units along with fitted appliances and feature flooring, there are double doors leading out to the rear garden. Located off the kitchen is a useful utility lobby with door to the rear. The ground floor is completed by a further large reception/living room again with double doors leading to the kitchen area. To the first floor the principal bedroom has been created from two former bedrooms to create a large master suite and has the benefit of a modern en suite shower room/wc. The second and third bedroom are again large double rooms and have the benefit of sharing a jack/jill en suite shower room/wc. There is a good size fourth bedroom and the fifth bedroom is currently used as a dressing room with fitted wardrobes. The first floor is completed with the family bathroom. Externally the property is located at the end of a shared drive and offers ample car standing with the scope to add further if necessary with the side lawn garden area. The original garage has been converted to a useful home office with bi folds to the side overlooking the rear garden. The rear garden has a feature patio, lawn and fence surround. Internal viewing is considered essential to appreciate the size, style and layout. EPC rating is C, Council tax band E



ROOM DESCRIPTIONS

Entrance Hall

Cloaks/Wc

Living Room

14' 10" max x 14' 7" plus bay (4.52m x 4.45m)

Second Reception/Living Room

17' 4" max x 14' 7" (5.28m x 4.45m)

Dining Kitchen

31' 1" x 9' 4" into rec (9.47m x 2.84m)

Utility Lobby

8' 7" x 5' 9" (2.62m x 1.75m)

Landing

Master Bedroom

17' 3" x 11' 4" max (5.26m x 3.45m)

En Suite Shower Room/Wc

10' 0" x 3' 11" (3.05m x 1.19m)

Bedroom

14' 6" x 11' 5" extending to 16'11" into ent area
(4.42m x 3.48m)

Jack/Jill En Suite Shower Room/Wc

9' 11" x 3' 11" (3.02m x 1.19m)

Bedroom

14' 5" x 10' 10" max (4.39m x 3.30m)

Bedroom

11' 7" x 6' 4" (3.53m x 1.93m)

Bedroom

9' 8" to back of robe x 6' 5" (2.95m x 1.96m)

Family Bathroom

7' 3" x 6' 5" (2.21m x 1.96m)

External

Office

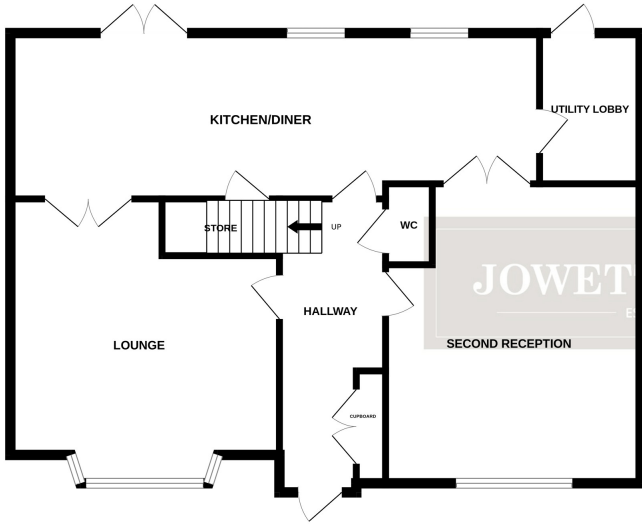
15' 10" x 7' 10" (4.83m x 2.39m)

Rear Garden

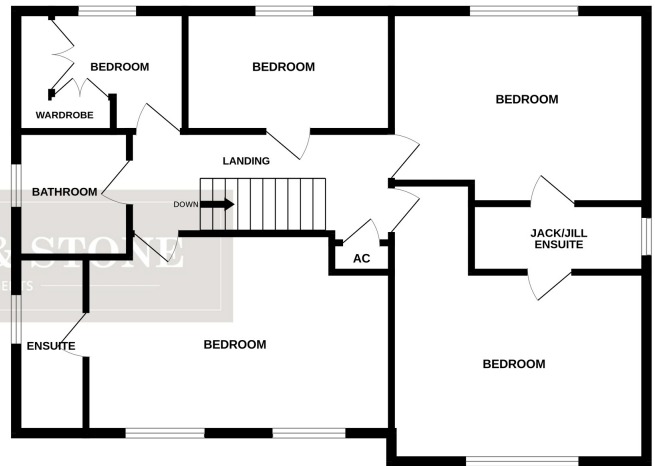


FLOORPLAN & EPC

GROUND FLOOR
912 sq.ft. (84.7 sq.m.) approx.



1ST FLOOR
887 sq.ft. (82.4 sq.m.) approx.



TOTAL FLOOR AREA : 1799 sq.ft. (167.2 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		
(81-91)	B		84
(69-80)	C	75	
(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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