



Hillberry Close, Narborough, Leicester. LE19 3EW

- Three Bedroom Detached Home
- End Of Cul De Sac Location In Sought After Development
- Fantastic Road & Rail Links
- Entrance Hall, Large Living/Dinning Room, Kitchen
- Landing , Three Bedrooms, Family Bathroom
- Gas Fired Central Heating System & Double Glazing (Majority)
- Driveway, Carport & Single Garage
- Mature Rear Garden
- No Onward Chain
- EPC Rating Awaited & Council Tax Band C



PROPERTY DESCRIPTION

Three bedroom detached home close in this sought after location in Narborough close to great road and rail links. Offered with no onward chain this well loved property would make an ideal family or professional home. In brief the property comprises of an entrance porch, generous entrance hall with store and stairs leading to the first floor. The open plan living/dining room has bay window to the front and patio doors opening out to the garden, the ground floor is completed by the breakfast kitchen fitted with a range of base and wall units, pantry cupboard and a side access door to carport. To the first floor the landing leads to two double bedrooms and a further single bedroom to the front, and there is a family bathroom to rear. The property further benefits from gas fired central heating system and double glazing. Externally to the front there is a drive way with parking for several cars and access through the large carport to the rear. To the rear you have a single garage, a mature garden with patio, shrubs, lawn and fenced surround. An early viewing is highly recommended to avoid disappointment. EPC rating awaited, Council tax is band C.



ROOM DESCRIPTIONS

Entrance Porch

7' 2" x 3' 7" (2.18m x 1.09m)

Entrance Hall

13' 8" x 6' 0" (4.17m x 1.83m)

Lounge Area

17' 2" into bay x 10' 10" max (5.23m x 3.30m)

Dining Area

9' 1" x 8' 7" (2.77m x 2.62m)

Breakfast Kitchen

12' 8" x 8' 3" (3.86m x 2.51m)

Landing

Bedroom

12' 2" x 11' 0" (3.71m x 3.35m)

Bedroom

12' 3" x 10' 0" into robes (3.73m x 3.05m)

Bedroom

6' 10" x 8' 10" (2.08m x 2.69m)

Bathroom

6' 11" x 5' 11" (2.11m x 1.80m)

External

Driveway

Carport

Garage

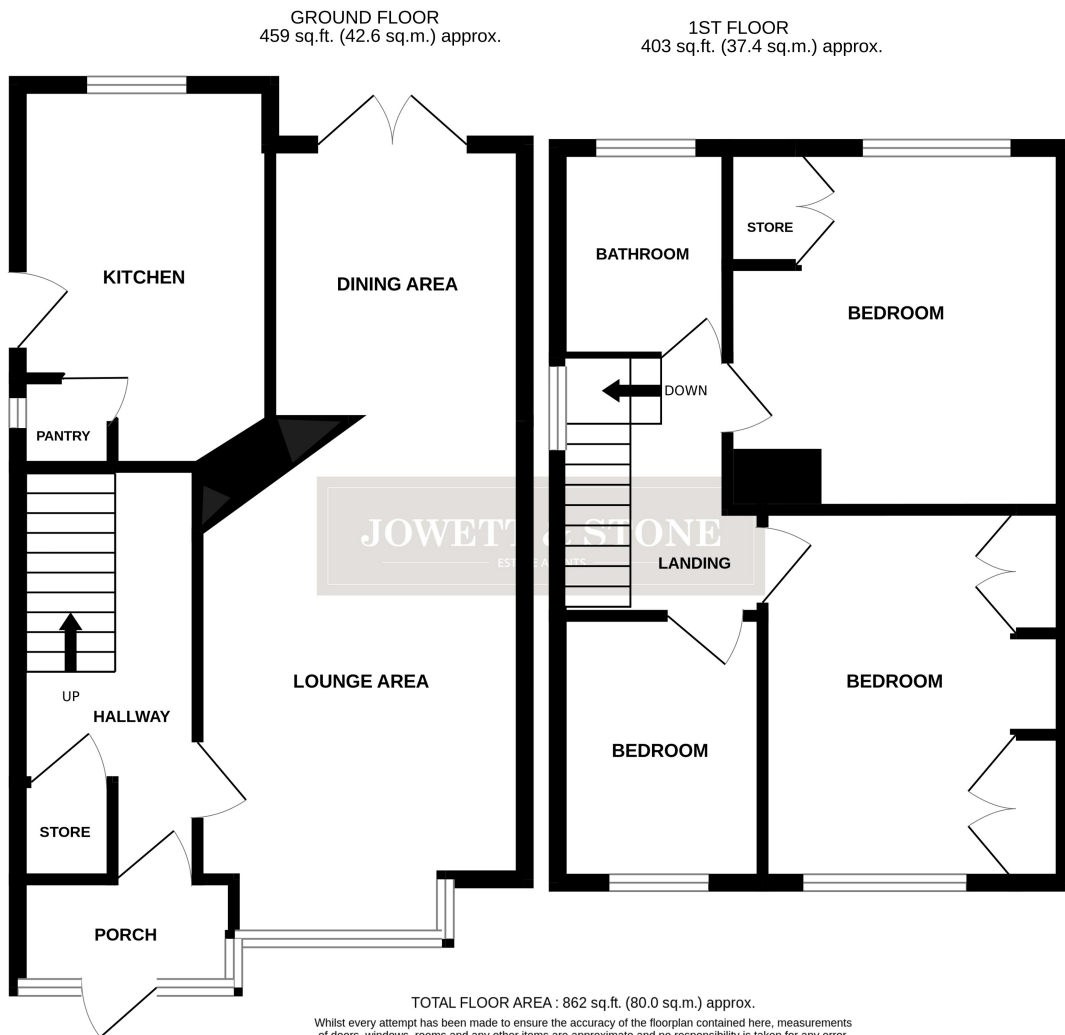
19' 0" x 8' 5" (5.79m x 2.57m)

Rear Garden



FLOORPLAN

JOWETT & STONE
ESTATE AGENTS



TOTAL FLOOR AREA : 862 sq.ft. (80.0 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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