



23 Snowdrop Close, Narborough, Leicester. LE19 3YB

- Four Bedroom Detached Family Home On A Great Plot Position
- Sought After Pasture Estate Location In Narborough
- Entrance Hall, Cloaks/Wc, 19ft Living Room
- Separate Dining Room, Rear 17ft Breakfast Kitchen
- Landing, Four Bedrooms, Family Bathroom
- En Suite Shower Room/Wc To Principal Bedroom
- Ample Car Standing On Driveway, Rear Double Garage
- Wrap Around Garden Area To Front And Rear Providing Potential To Extend Subject To Permissions
- Viewing Recommended To Appreciate Size And Plot Position
- EPC Rating D & Council Tax Band E



PROPERTY DESCRIPTION

Four bedroom detached property on a great plot on the popular pastures estate in Narborough. Owned since new this is a great opportunity to acquire a well loved home in an enviable position, offering scope for further extension and improvement subject to the necessary permission. Viewing comes highly recommended to appreciate. In brief the property comprises of entrance hall, downstairs cloaks/wc, 19ft living room with double doors leading out to the rear garden, separate dining room, rear 17ft breakfast kitchen fitted with a range of base and wall units and rear access door. To the first floor the landing leads to the four generous bedrooms and a family bathroom. The principal bedroom has fitted robes and an en suite shower room/wc. The property further benefits from gas fired central heating and double glazing. Externally the property proudly sits between Snowdrop Close and Hardwicke Road. To the front is a lawn area with hedge surround and block pathway leading to the rear and side. The rear garden is a good size and has a lawn, patio and wall/fence surround. There is access to the rear double garage with side door to the garden and two front up/over doors fronting Snowdrop Close, there is a generous block pave driveway providing ample car standing and further lawn area. The property does require some cosmetic upgrading but would make an ideal family or professional home. Offered with no onward chain. EPC rating is D and Council tax band is E.



ROOM DESCRIPTIONS

Entrance Hall

Cloaks/Wc

Living Room

19' 9" x 12' 8" max (6.02m x 3.86m)

Dining Room

11' 3" x 9' 0" (3.43m x 2.74m)

Breakfast Kitchen

17' 7" x 8' 1" (5.36m x 2.46m)

Landing

Bedroom

11' 2" plus ent rec x 10' 8" to front of robes
(3.40m x 3.25m)

Bedroom

11' 8" x 9' 4" (3.56m x 2.84m)

Bedroom

11' 1" max x 7' 0" plus ent area (3.38m x 2.13m)

Bedroom

9' 1" x 7' 11" (2.77m x 2.41m)

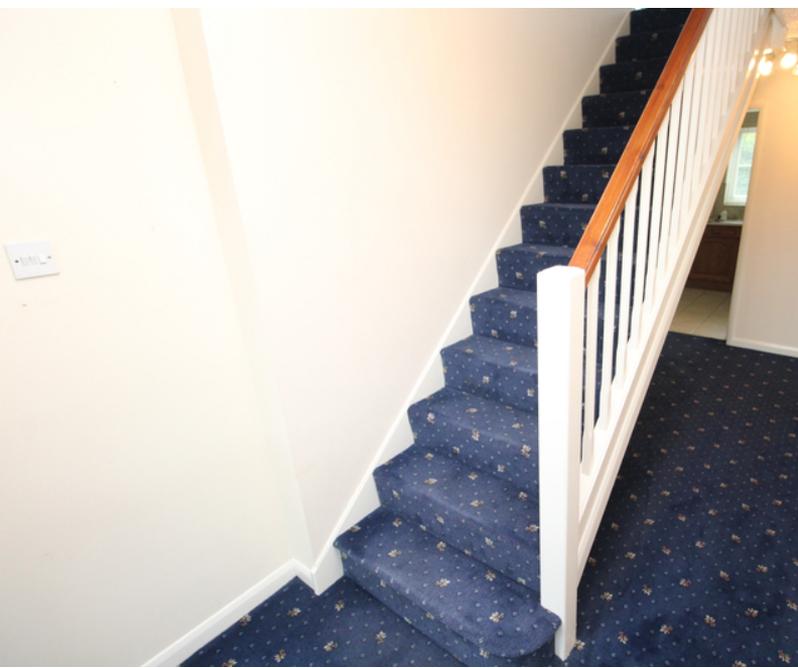
Family Bathroom

External

Double Garage

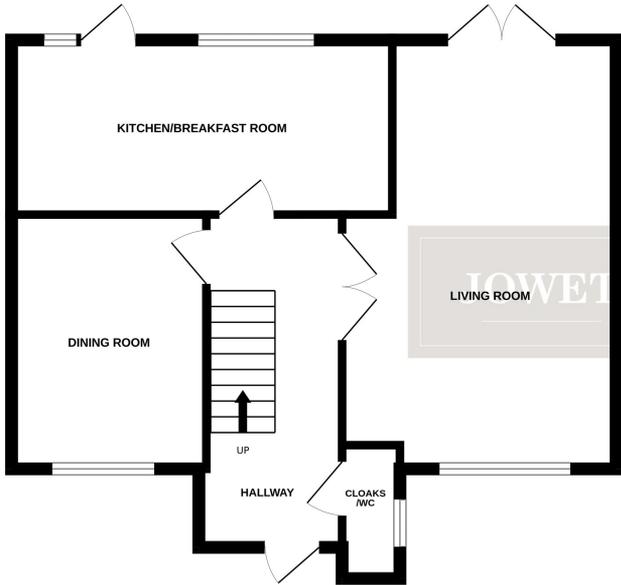
16' 11" x 16' 4" max (5.16m x 4.98m)

Rear Garden

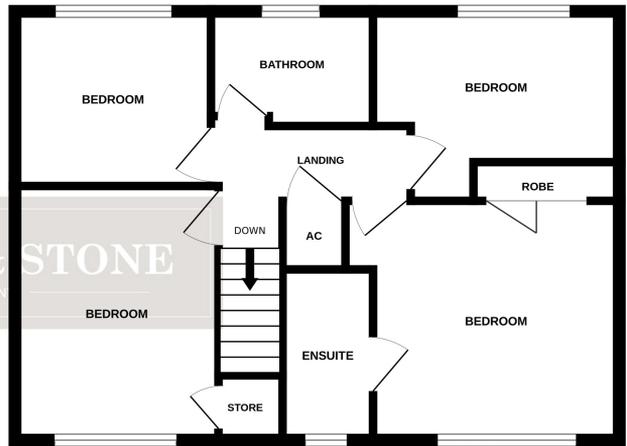


FLOORPLAN & EPC

GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1138 sq.ft. (105.7 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		
(69-80)	C		77
(55-68)	D	60	
(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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