



Camelot Way, Narborough, Leicester. LE19 3BT

- Four Bedroom Detached Property On An Enviably Plot Position
- Entrance Area, Cloaks/Wc, Dining Reception, Kitchen
- Living Room, Double Glazed Conservatory
- Landing, Four Bedrooms, Family Shower Room, En Suite To Master Bedroom
- Gas Fired Central Heating System, Double Glazing
- Good Size Driveway Providing Ample Car Standing, Double Garage
- Rear Garden Area
- EPC Awaited & Council Tax Band E



PROPERTY DESCRIPTION

Four bedroom family detached property on an enviable plot position in the sought after Pastures estate in Narborough. Overlooking a green area to the front and with a good size driveway leading to a double garage, an early viewing is highly recommended. The property comprises of entrance area, cloaks/wc, entrance dining reception with stairs leading to the first floor accommodation, rear kitchen fitted with a range of base and wall units and fitted oven, hob and extractor and side access door. The lounge is a good size with feature fire surround and leads through to double glazed conservatory with tiled underfloor heating and side doors leading to the garden. To the first floor the landing gives access to the four bedrooms and a family shower room/wc. The master bedroom further benefits from an en suite shower room/wc, (the present owners also used the second bedroom as a dressing room with fitted wardrobes and have an arch leading from the master bedroom). The property further benefits from gas fired central heating system and double glazing. There are also x20 solar panels which are on a lease contract. Externally the property sits impressively with a good size driveway providing ample car standing and access to the double garage. The double garage has two electric roller doors and a rear access door and has been part sectioned to provide a utility area which is accessed via the dining reception room. A side gate leads to the rear garden which has a lawn with border, patio and fence surround. EPC ratings awaited and Council tax is band E.



ROOM DESCRIPTIONS

Entrance Area

Cloaks/Wc

Dining Reception Room

16' 3" max x 11' 4" plus stairs(4.95m x 3.45m)

Lounge

14' 6" x 13' 11" (4.42m x 4.24m)

Double Glazed Conservatory

12' 10" max x 10' 9" (3.91m x 3.28m)

Kitchen

13' 11" x 7' 10" (4.24m x 2.39m)

Landing

Bedroom

12' 8" x 10' 10" (3.86m x 3.30m)

En Suite Shower Room/Wc

Bedroom

10' 10" x 9' 10" max to back of robes (3.30m x 3.00m)

Bedroom

12' 7" max into ent red to 8'8" x 10' 4" (3.84m x 3.15m)

Bedroom

9' 7" x 8' 4" (2.92m x 2.54m)

Family Shower Room/Wc

Utility Area

7' 4" x 6' 0" (2.24m x 1.83m)

Double Garage

18' 5" to doors red to 12'0 to Utility Area x 16' 11" red to 8'0" (5.61m x 5.16m)

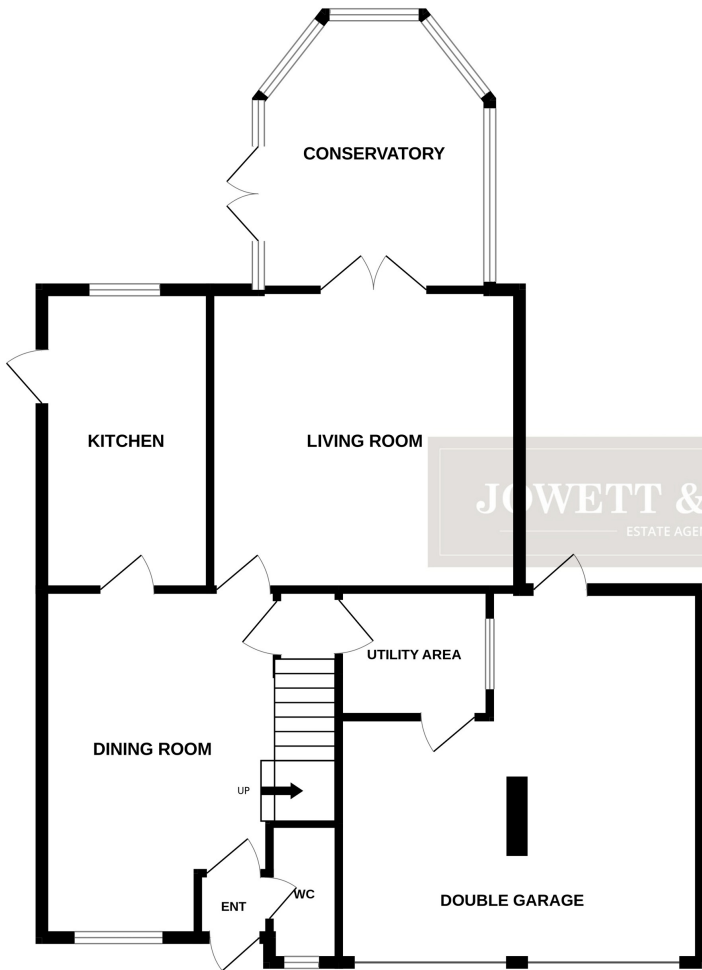
External

Rear Garden

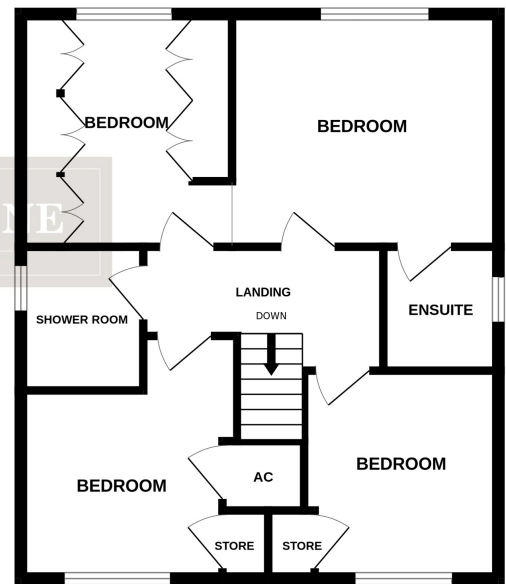


FLOORPLAN

GROUND FLOOR



1ST FLOOR



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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