



34 Carlton Avenue, Narborough, Leicester. LE19 2DE

- Two Bedroom Detached Bungalow
- Sought After Location In Narborough
- Close To Narborough Train Station, Fosse Park And Motorway Network
- In Need Of Some Cosmetic Improvement, No Chain
- Ent Porch, Ent Hall, Lounge, Breakfast Kitchen
- Two Good Size Bedrooms, Family Shower Room/Wc
- Rear Garden, Driveway, Single Garage
- EPC Awaited & Council Tax Band C



PROPERTY DESCRIPTION

Two bedroom detached bungalow in this sought after location of Narborough, ideally positioned within walking distance to the train station and with good access to Fosse Park and the M1/M69 motorway network. Offered with no onward chain an early viewing is highly recommended to avoid disappointment. The property does need some cosmetic improvement and comprises of side entrance porch, entrance hall, good size rear living room with door leading out to the rear garden. The breakfast kitchen is fitted with a range of base and wall units along with fitted oven and hob and there is a further access door to the side. There are two generous bedrooms to the front of the property and a family shower room/wc. Externally the property sits on a good plot position with front lawned garden, a side driveway providing car standing for several vehicles and in turn leading to the single garage. The rear garden has a lawn area with fence/conifer screening. EPC ratings awaited, Council tax is band C.



ROOM DESCRIPTIONS

Entrance Porch

Entrance Hall

Lounge

16' 11" x 11' 10" (5.16m x 3.61m)

Breakfast Kitchen

13' 11" x 8' 4" (4.24m x 2.54m)

Bedroom

11' 4" x 11' 3" (3.45m x 3.43m)

Bedroom

11' 3" x 8' 11" (3.43m x 2.72m)

Family Shower Room/Wc

External

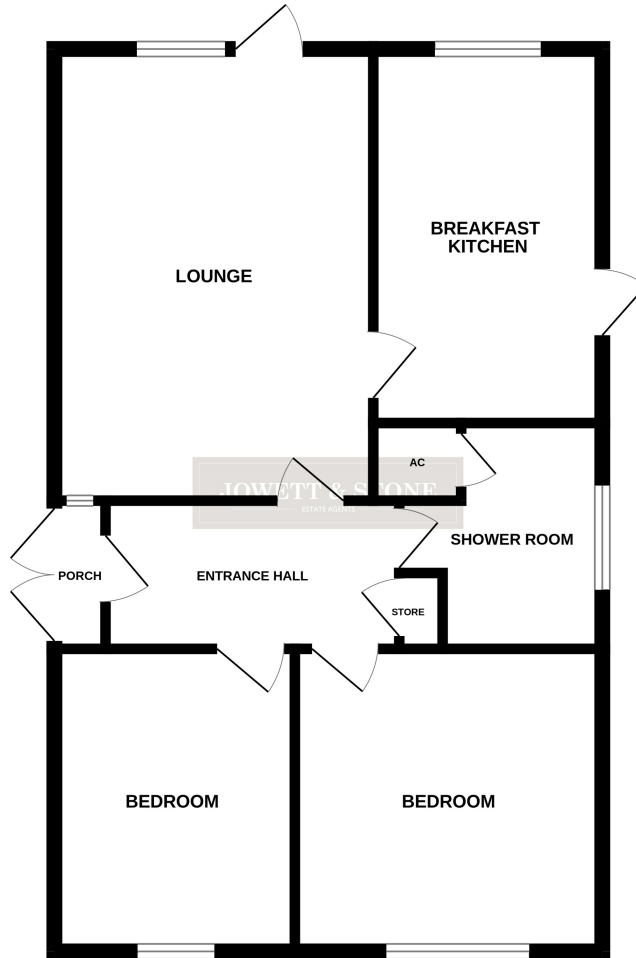
Garage

Rear Garden



FLOORPLAN

GROUND FLOOR
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.6 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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