



Hardwicke Road, Narborough, Leicester. LE19 3LW

- Four Bedroom Detached Family Home
- Double Garage To The Rear
- Ent Porch, Ent Hall, Cloaks/WC, Rear Reception Room
- Front Dining Room, Breakfast Kitchen, Utility
- Landing, Four Bedrooms, Family Bathroom
- Gas fired Central Heating System, Double Glazing
- Corner Plot Position With Front And Rear Garden Areas
- Viewing Recommended
- EPC Rating C & Council Tax Band D



PROPERTY DESCRIPTION

Four bedroom detached family home situated on a corner plot in this sought after location. With a detached double garage to the rear and front and rear garden areas the property sits in an enviable position. Having been occupied by the previous owners since new it would make an ideal family home. The property comprises of entrance porch, entrance hall with cloaks/wc, good size rear lounge with double doors leading out to the rear garden, separate front dining room with bay shelf window, breakfast kitchen fitted with a range of base and wall units and dining area, rear utility lobby with door leading out to the garden. To the first floor the landing gives access to all four bedrooms and the family bathroom. Externally to the front of the property is a lawn area with pathway leading to the front porch. The rear garden is enclosed with a wall/fence surround with side gate, patio, lawn and path giving access to the rear double garage with side door and front electric door with car standing in front leading onto Woodhouse Road. The property offers the potential purchaser the opportunity to create a lovely home. Viewing is recommended. EPC rating is C, Council tax is band D.



ROOM DESCRIPTIONS

Entrance Porch

Entrance Hall

Cloaks/Wc

Dining Room

10' 9" x 10' 1" (3.28m x 3.07m)

Lounge

10' 4" x 16' 2" (3.15m x 4.93m)

Breakfast Kitchen

8' 3" x 16' 4" (2.51m x 4.98m)

Utility Lobby

5' 10" x 9' 0" (1.78m x 2.74m)

Landing

Bedroom

10' 8" to back of robes x 13' 7" (3.25m x 4.14m)

Bedroom

10' 3" x 8' 4" (3.12m x 2.54m)

Bedroom

8' 4" x 7' 7" (2.54m x 2.31m)

Bedroom

7' 4" x 8' 4" (2.24m x 2.54m)

Family Bathroom

6' 11" x 5' 5" (2.11m x 1.65m)

External

Double Garage

14' 4" x 17' 9" (4.37m x 5.41m)

Rear Garden



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	71	
(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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