



## Stainmore Avenue, Narborough, Leicester, LE19 3YX

EXTENDED HOME | GAS CENTRAL HEATING | DETACHED PROPERTY | TWO RECEPTION ROOMS  
DINING KITCHEN | TWO UTILITIES AND DOWNSTAIRS WC | FOUR BEDROOMS | MASTER ENSUITE  
AND FAMILY BATHROOM

**Guide Price: £299,500**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**Stainmore Avenue, Narborough,  
Leicester, LE19 3YX**

Hunters are proud to present this four bedroom detached family home on the popular Pastures estate in Narborough. The accommodation, which is spacious throughout, comprises: entrance hall, living room, sitting room, dining kitchen, two utilities, downstairs toilet and a first floor with four bedrooms, master en suite and family bathroom. Outside benefits from a front block paved driveway and an enclosed rear garden. Early viewing is highly advised

**ENTRANCE HALL**

UPVC double glazed door to the front aspect, storage cupboard, stairs to first floor landing, laminate flooring and radiator

**LIVING ROOM**

*4.14m (13' 7") x 3.58m (11' 9")*

Wooden double glazed window to the front aspect, fitted storage unit, laminate flooring and radiator

**SITTING ROOM**

*3.66m (12' 0") x 2.49m (8' 2")*

UPVC double glazed window to the front aspect, laminate flooring and radiator

**DINING KITCHEN**

*4.52m (14' 10") x 3.05m (10' 0")*

UPVC double glazed doors to the rear aspect, wooden double glazed window to rear, range of wall and base units, stainless steel sink with drainer and mixer tap, electric oven, electric hob with extractor over, integrated dishwasher, space for fridge, space for dining table, storage cupboard, tiled flooring and radiator

**UTILITY ROOM**

*3.05m (10' 0") x 1.63m (5' 4")*

UPVC double glazed door to rear aspect, range of wall and base units, stainless steel sink with drainer and mixer tap, spaces for freezer and fridge freezer, tiled flooring and radiator

**SECOND UTILITY**

*2.49m (8' 2") x 1.50m (4' 11")*

Spaces for washing machine and tumble dryer and tiled flooring

**CLOAK ROOM**

*1.90m (6' 3") x 0.81m (2' 8")*

Wooden double glazed window to the rear aspect, low level WC, hand wash basin, tiled flooring and radiator

**FIRST FLOOR LANDING**

Storage cupboard and two loft hatches

**BEDROOM ONE**

*3.05m (10' 0") to wardrobes x 2.82m (9' 3")*

UPVC double glazed window to the rear aspect, fitted wardrobes and radiator

**EN SUITE**

*1.80m (5' 11") x 1.65m (5' 5")*

Wooden double glazed window to the rear aspect, low level WC, hand wash basin, shower cubicle, tiled walls, laminate flooring and radiator

**BEDROOM TWO**

*4.11m (13' 6") x 2.46m (8' 1")*

UPVC double glazed window to front aspect and radiator

**BEDROOM THREE**

*3.38m (11' 1") x 2.69m (8' 10")*

Wooden double glazed window to front aspect and radiator

**BEDROOM FOUR**

*2.57m (8' 5") x 1.78m (5' 10")*

Wooden double glazed window to front aspect, laminate flooring and radiator

**BATHROOM**

*2.46m (8' 1") x 1.55m (5' 1")*

Wooden double glazed window to the rear aspect, low level WC, pedestal hand wash basin, bath with shower over, tiled walls and heated towel rail

**OUTSIDE**

To the front of the property is a block paved driveway providing ample off road parking. The rear garden is enclosed and has patio area with steps leading to raised lawn garden

**ENERGY PERFORMANCE RATING**

«EpcGraph»

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**OPENING HOURS**



Monday - Friday: 09:00 - 17:30  
Saturday: 09:00 - 16:00  
Sunday: Closed

**THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.