



Langham Drive, Narborough, Leicester, LE19 3EY

MODERNISATION REQUIRED | BREAKFAST ROOM | GARAGE | DOWNSTAIRS W/C
UTILITY ROOM | APPROX 0.4 MILES TO TRAIN STATION | THREE BEDROOMS |

Asking Price: £170,000

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**Langham Drive, Narborough, Leicester,
LE19 3EY**

This three bedroom property needs some modernisation and upgrading but would make the perfect family home. It is in a village location of Narborough which has access to a train station and popular local amenities. The property comprises of porch, hall, lounge, dining room, kitchen, breakfast room, utility room, downstairs W/C, garage, three bedrooms, bathroom with separate toilet and airing cupboard.

PORCH

3.51m (11' 6") x 0.84m (2' 9")

UPVC double glazed door, tiled floor and window to front.

HALL

3.73m (12' 3") x 2.03m (6' 8")

Wooden door, window to front and radiator.

LOUNGE

5.21m (17' 1") x 3.73m (12' 3")

Wooden door, feature fireplace and radiator. Also archway to dining room.

DINING ROOM

3.63m (11' 11") x 2.46m (8' 1")

UPVC double glazed window to rear, UPVC double glazed door and window to side.

KITCHEN

3.40m (11' 2") x 2.29m (7' 6")

UPVC double glazed window to rear. Range of wall and base units, stainless steel sink, mixer tap, space for gas cooker and fridge. Also archway to breakfast room.

BREAKFAST ROOM

4.04m (13' 3") x 2.13m (7' 0")

UPVC double glazed window to front and radiator.

UTILITY ROOM

11" x 8"

UPVC double glazed door to rear and space for washing machine/tumble dryer.

W.C

Low level W/C with wooden window to rear and wash basin.

GARAGE

4.93m (16' 2") x 10"

Up and over metal door, part glazed UPVC door to front, power and light and also door to conservatory.

BEDROOM

11" x 3.73m (12' 3")

UPVC double glazed window to rear, fitted wardrobes and radiator.

BEDROOM

3.68m (12' 1") x 2.77m (9' 1")

UPVC double glazed window to front, storage cupboard and radiator.

BEDROOM

2.67m (8' 9") x 2.06m (6' 9")

UPVC double glazed window to front and radiator.

BATHROOM

UPVC double glazed window to rear, shower cubicle, pedestal wash basin and radiator.

TOILET

Toilet is separate from bathroom, low level W/C and UPVC double glazed window to side.

ENERGY PERFORMANCE RATING - TBC

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.

