



Marigold Way, Narborough, LE19





Offers over £400,000



## Key Features

- Four Bedrooms (Master With En-suite)
- Detached Family Home
- Desirable Cul De Sac Location
- Driveway & Integral Garage
- Ground Floor WC
- Available With No Upward Chain
- EPC rating TBC
- Freehold







Perfect for growing families and available with no upward chain, walk in and be surprised by this four bedroom detached home occupying a desirable cul de sac position on the popular 'Pastures' development on the outskirts of Narborough, just short walk away from the surrounding countryside as well as 'The Pastures' playing field. Benefiting from gas central heating and double glazed layout includes an entrance lobby, ground floor wc, lounge open with the dining room and a modern fitted kitchen. Upstairs you will find four bedrooms (main bedroom with a modern en-suite shower room) and family bathroom. The plot boasts a driveway to the front giving access to the single integral garage, with rear lawned gardens. Conveniently located for access to Fosse Park Shopping, M1 & M62, an immediate viewing comes highly recommended to avoid disappointment.

### Step into your new home

Upon entry to the home you step into the entrance lobby with a cupboard and access to a convenient guest WC. The living area is positioned around a feature media wall with an inset electric fireplace and open access through to the dining area. The modern kitchen is fitted with a range of eye level and base level units with rolled edge work surfaces and matching upstands. There is a fitted double oven, microwave, and gas hob with an extractor hood over together with an integrated dishwasher and space for further appliances. With a useful pantry and side access door.

### Ascend to the first floor

Moving up to the first floor you will find four practical bedrooms, two of which have fitted storage. The master bedroom benefits from having it's own en-suite shower room. A family bathroom completes the first floor and is fitted with a low level w/c, wash basin and bath, with complementary tiling and a heated towel rail.

### Moving outside

The enclosed rear garden is laid mainly to lawn with surrounding borders and a paved patio area. To the front of the property is driveway parking and access to the garage measuring 5.45m x 2.55m and houses the boiler.

### Location

Narborough is a well-established and highly regarded village located approximately 5 miles southwest of Leicester city centre. The village benefits from an excellent range of local amenities including shops, pubs, restaurants, medical facilities, and highly regarded schools, making it a popular choice for families and professionals alike.

The area is particularly well connected, with Narborough railway station providing direct services to Leicester, Birmingham, and beyond. Road links are also convenient, with easy access to the M1 motorway (Junction 21) and the A47, offering excellent connectivity to Leicester, Hinckley, and surrounding areas.

Narborough is noted for its blend of traditional village character and modern convenience, with attractive residential streets, green open spaces, and close proximity to the River Soar and countryside walks. The area also benefits from nearby business and employment hubs, including Fosse Park and Meridian Leisure Park.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District Council - Tax Band D. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

### Viewing Arrangements

Viewings are strictly by appointment only.

### Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage







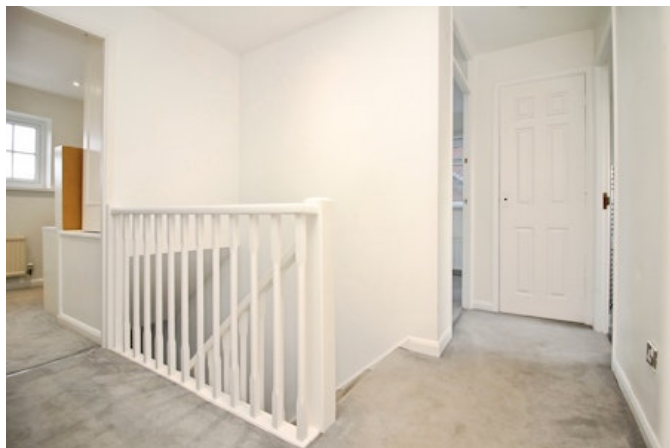
advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

### Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

### Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the





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## Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

## Free Property Valuations

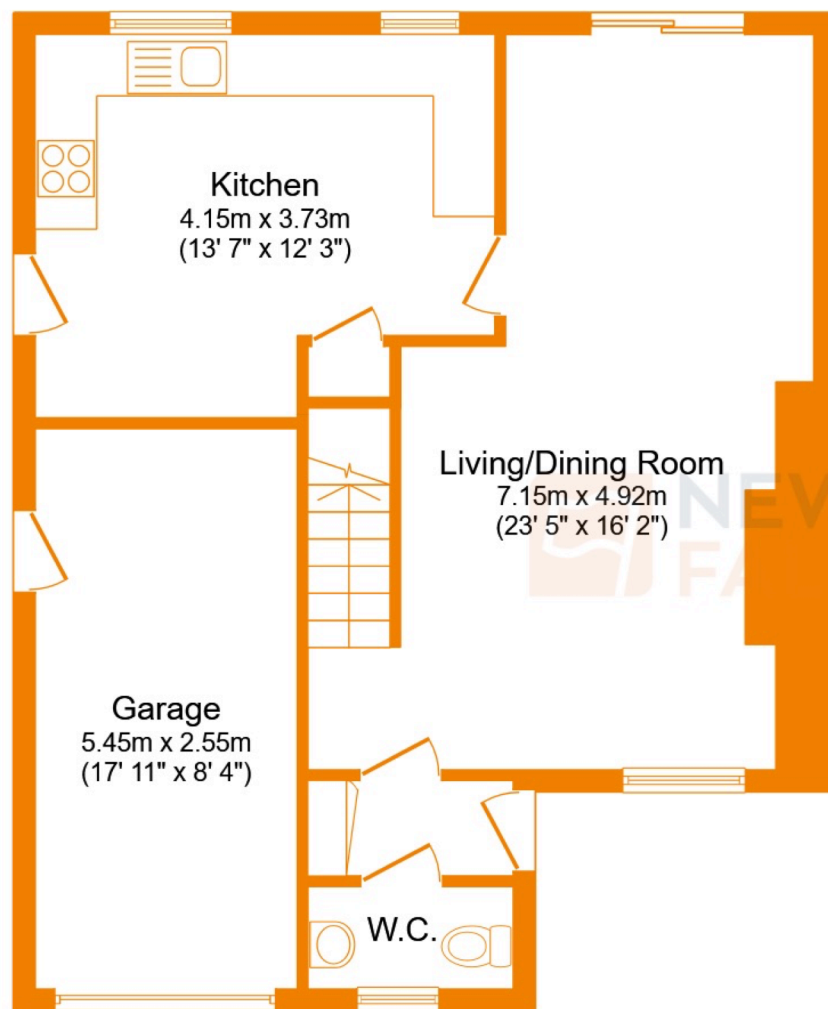
If you have a house to sell then we would love to provide you with a free no obligation valuation.











Ground Floor



First Floor





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