

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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Room Sizes

Entrance Hallway

14'2" max x 9'1" max

Downstairs WC

7'2" x 3'4"

Boot Room

6'6" x 4'8"

Playroom / Study

13'7" x 9'3"

Lounge

14'3" x 13'8"

Fitted Dining Kitchen

17'3" x 11'6" max

Double Garage

16'9" x 16'9"

First Floor Landing

11'4" max x 7'3" max

Master Bedroom

14'2" x 11'1"

En-Suite Shower Room

8'0" x 3'1"

Bedroom Two

12'5" x 12'0" max

Bedroom Three

9'0" x 9'3" max

Bedroom Four

9'3" x 6'8"

Family Bathroom

6'5" x 5'8"



Sharpe Way, Narborough, Leicester LE19 2RE

Guide Price £400,000

FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

VIEWING Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

FREE PROPERTY VALUATION Looking to sell? Need a valuation?

Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County - total coverage for your home.

Call us on 0116 2772277 for free advice.

OFFER PROCEDURE If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

MONEY LAUNDERING Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

The Story Begins

- Executive Detached Family Home
- GUIDE PRICE £400,000-£425,000 No Upwards Chain
- Sought After 'Redrow' Development
- Occupying A Delightful Plot With Potential For Extension (STP)
- Entrance Hallway, Downstairs WC & Boot Room
- Lounge, Playroom & Fitted Dining Kitchen
- Four Bedrooms, Beautiful Family Bathroom & En-Suite
- Master Bedroom With Newly Fitted Wardrobes
- Delightful & Well Maintained Rear Garden
- EER Rating D - Freehold - Council Tax - E

Location Is Everything

Narborough enjoys an array of amenities, with a good selection of local shops, three primary schools, restaurants, public houses, post office, pharmacy, medical centre, dentist, library the list goes on. Narborough is situated south of the city and is within easy reach of motorway networks and Narborough train station. Being a rural village there are ample footpaths, bridle ways and cycle routes in the area too. A truly lovely place to live.



Inside Story

Nestled at the edge of the highly sought after Redrow development proudly stands this beautiful executive detached family home. Within walking distance to both Narborough Train Station & the village centre this wonderful property is extremely conveniently located. Having seen many beautiful improvements by the current owners as well as being presented for sale in immaculate condition nest believe an internal viewing is imperative. On approach to the home you will be greeted with a paved driveway providing parking for several vehicles leading to the double garage with up & over door. Entering into the central hallway you will be met with an attractive Oak wooden floor that continues throughout the majority of the downstairs living accommodation & access into the essential downstairs WC. Utilising a small portion of the garage the owners have created a boot room, perfect for muddy shoes, bag & coat storage. To the front of the home is the playroom, a great size room that offers the flexibility to be adapted to your own needs. The lounge is cosy & inviting with a feature fireplace & French doors that overlook the rear garden. Moving through to the dining kitchen you will find cream shaker style wall & base units in ample supply. There is a wooden butcher block work surface, sink drainer, integrated microwave as well as a built in oven / grill with gas hob, dishwasher & space for an American Fridge Freezer. With room to dine this is a lovely open area to enjoy socialising & entertaining. Travelling up to the first floor you will find four bedrooms. The master bedroom will wow you, with brand new high gloss fitted wardrobes & a stunning en-suite with digital control shower. Over in the family bathroom is contemporary brick effect tiling surrounding a white suite comprising of freestanding bath, wash hand basin and low level WC. A great size lawn awaits you in the pretty back garden with mature borders and a patio area for dining & courtesy door into the garage. EER D

