

Room Sizes

Hallway

Dining Room

12'2" x 11'6"

Living Area

11'4" x 9'10"

Sitting Area

9'7" x 9'3"

Kitchen

10'7" x 6'4" max

First Floor Landing

Bedroom One

11'6" x 11'5"

Bedroom Two

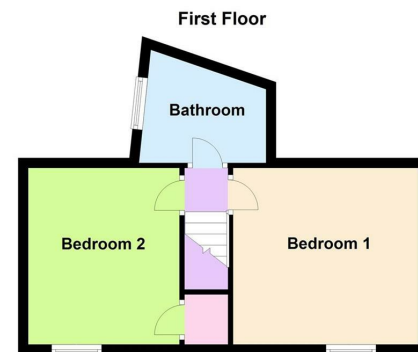
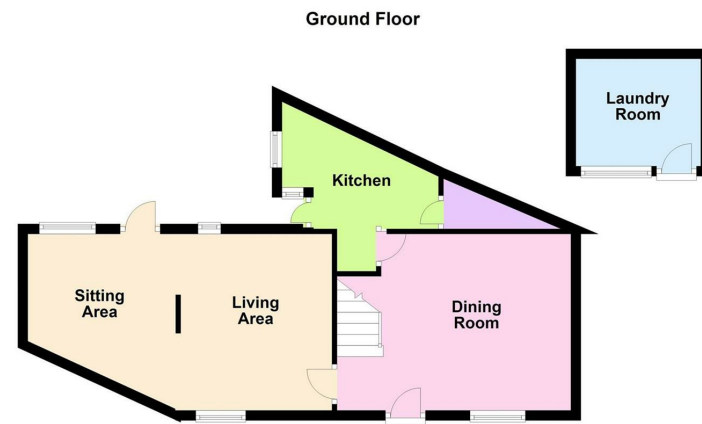
11'4" x 9'9"

Bathroom

9'4" x 8'1" max

Laundry Room

8'7" x 7'2"



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?

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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.

Church Lane, Narborough, Leicester LE19 2GL

Price Range £330,000

The Story Begins

- Beautiful & Unique 1880's Period Cottage
- Original Features, Oozing Character Throughout
- Handmade Hard Wood Double Glazed Windows & Swithland Slate Roof
- Separate Dining Room & Fitted Kitchen With Pantry Cupboard
- Living Area & Sitting Area With Central Log Burner Fireplace
- Two Double Bedrooms & Bathroom With White Suite
- Low Maintenance Court Yard
- Off Road Parking, Detached Garage & Wood Store
- Offered For Sale With No Upward Chain
- EPC Rating - D, Council Tax Band - D & Freehold

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

Pebble Cottage is a unique and quirky residence believed to date back to the 1880's, this period cottage has some wonderful features and has a feel of deep character running throughout. The cottage is offered for sale with no upward chain and demands an internal viewing, photographs do not show the charm it offers. A beautiful wooden front door begins your journey. The living/sitting area with a central log burner dividing this room into two, with its exposed beams and a door leading to the courtyard, this cosy room can be utilised to suit your needs, an ideal space to relax in after a long day. The dining room allows for formal family meals with plenty of space for a table and chairs with a door leading into the kitchen. Fitted with a range of wall and base units, there is a very useful addition a hidden pull-out work surface along with a granite work surface, LED lightening under the cupboards, range cooker which can be used with gas or electric, Belfast sink, plumbing for a dishwasher and red quarry tiled flooring, the separate pantry cupboard allows for more storage and there is space for a fridge and freezer. Travelling upstairs you will find two double bedrooms. A feature fireplace and a useful storage cupboard in bedroom two. The bathroom is fitted with a white three-piece suite, a low level wc, wash hand basin, shower, and heated towel rail. Externally this home has double wooden gated leading to off road parking, garage/workshop with a roller shutter door. The current owners use the outbuilding as a laundry room with plumbing for a washing machine, space for a tumble dryer and fridge freezer if so desired. The courtyard garden also has raised decking providing a sitting area to catch the sun, this home has a well which has been covered up but could easily be transfer back to its original state. There is also a handy shed. A fabulous home. Guide Price £330,000 - £340,000

