

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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## Room Sizes

### Entrance Hall

### Living Room

14' x 10'6"

### Snug/Playroom

11'9" x 7'3"

### Dining Room

14' x 10'7"

### Kitchen

14'3" x 8'4"

### Downstairs WC

8'06" x 2'85"

### First Floor Landing

### Bedroom One

14'1" x 10'9" max

### Bedroom Two

14'1" x 9'2" max

### Bedroom Three

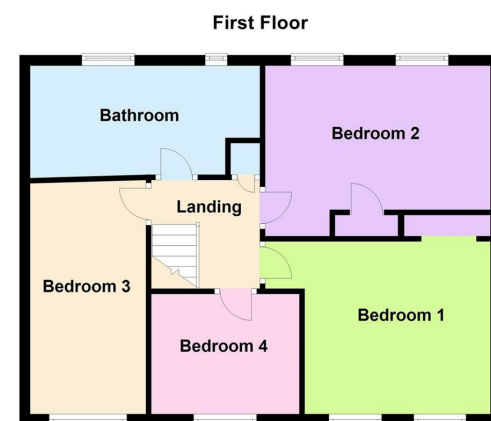
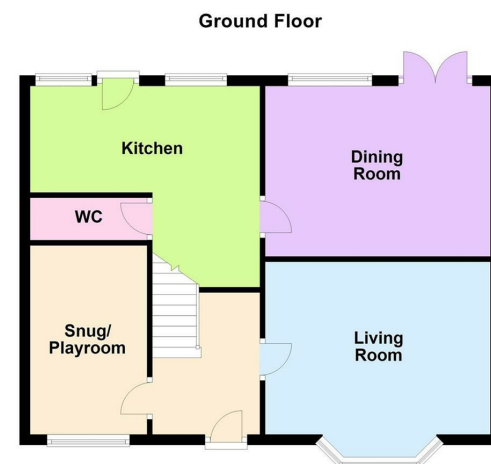
14'3" x 7'3"

### Bedroom Four

9'2" x 7'5"

### Family Bathroom

14'3" x 7'



Red Hill Avenue, Narborough, Leicester LE19 3FA

£274,950

**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

- Extended Semi Detached Family Home
- Entrance Hall & Downstairs WC
- Cosy Living Room & Snug/Playroom
- Fitted Kitchen & Separate Dining Room
- Four Well Proportioned Bedrooms & Family Bathroom
- Off Road Parking
- Enclosed Rear Garden
- Viewing Highly Recommended
- EPC Rating - TBC
- Council Tax Band - C & 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

Introducing this extended semi-detached family home that spans over two floors, perfect for modern family living this home has versatile living to suit your families needs. Stepping through the front door into the entrance hall you will find doors leading to the downstairs living accommodation and stairs rising to the first floor landing. The living room features a bay window that fills the room with natural light, creating a relaxing and airy atmosphere. The kitchen is fitted with an array of wall and base units, contrasting worksurface, sink with drainer and a door leading to the garden. You will find plumbing for a washing machine and dishwasher and space for a range cooker. The dining room offers a delightful space for family meals, giving views overlooking the garden through the patio doors, making it a perfect spot for hosting gatherings or simply enjoying everyday meals.

Essential in every family home is the downstairs WC. The converted garage is now a useful room that can be utilised to suite your families needs and would make a fabulous snug or playroom.

Upstairs, you will find four well-proportioned bedrooms, each offering comfortable living spaces with three double rooms and a single room. The generous family bathroom provides a four piece suite comprising of a bath, separate shower wash hand basin and low level wc. Externally this home has a driveway providing off road parking for several cars. To the rear the garden is mainly laid to lawn with a fenced perimeter, patio area for outside dining and space for a shed. Don't miss the opportunity to make this property your own and create wonderful memories in this welcoming and well-located home.

