

1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
www.nestestateagents.co.uk

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Room Sizes

Lounge Diner

26'61" x 11'41"

Kitchen

11'73" x 5'37"

Bathroom

7'55" x 5'37"

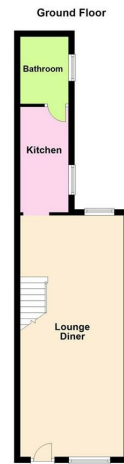
First Floor Landing

Bedroom One

11'55" x 11'10" max

Bedroom Two

11'91" x 11'47"



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.

Character Property - Victoria Street, Narborough LE19 2DQ

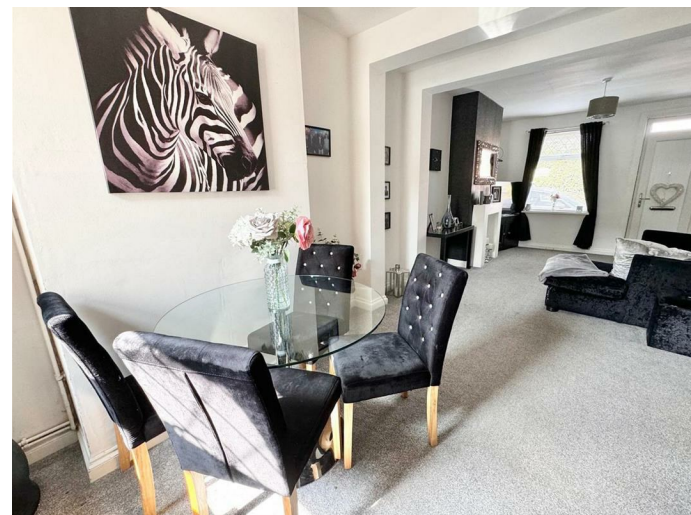
Price Guide £189,950

The Story Begins

- Perfect First Time Home
- Well Presented Throughout
- Spacious Open Plan Lounge Diner
- Gallery Kitchen
- Two Double Bedrooms
- Downstairs Bathroom
- Enclosed Rear Garden
- Viewing Highly Recommended
- EPC Rating - C
- Council Tax Band - A & 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

Welcome to this charming Victorian terrace house located in the picturesque village of Narborough. Built around the 1900, this house exudes character and history. A lovely home that awaits your own stamp. Upon entering through the front door you are greeted with an open plan lounge with a dining area, perfect for relaxing and entertaining guests, stairs lead to the first floor landing which in turn leads to the bedrooms. The gallery kitchen is a lovely feature of this home, providing a functional space for cooking up delicious meals, with a range of wall and base units, sink drainer with work surfaces around. The downstairs bathroom adds convenience to the layout, ensuring easy access for all visitors. Fitted with a bath with shower over, wash hand basin and low level wc. The inner hall gives access to the rear garden. To the first floor two double bedrooms and a laundry cupboard with plumbing for a washing machine and dryer space, there is plumbing to adapt back to a shower area if so desired. The enclosed garden is ideal for enjoying a morning coffee or hosting summer barbecues, mainly laid to lawn with a patio area. This property offers a comfortable living space with a warm and inviting atmosphere. Whether you are looking for a starter home or a quaint retreat, this Victorian terrace is sure to capture your heart. Don't miss the opportunity to make this house your home sweet home in Narborough village. Price Guide £189,950 - £194,950

