

Room Sizes

Entrance Hall

Downstairs WC

7'1" x 4'11"

Breakfast Kitchen

18'4" x 16'1"

Dining Area

18'4" x 10'4"

Living Area

32'6" x 13'8"

Sitting Room

18'4" x 13'1"

First Floor Landing

Bedroom One

15'11" x 13'8"

En Suite Shower Room

7'6" x 6'5"

Bedroom Two

14'9" x 12'8"

En Suite Shower Room

9'6" x 5'1"

Bedroom Three

12'8" x 11'5"

En Suite Shower Room

6'5" x 5'2"

Bedroom Four

13'1" x 11'3"

Bedroom Five

10'8" x 6'5"

Family Bathroom

6'5" x 6'5"

Double Garage

14'9" x 14'0"



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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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 Burrows, Narborough, Leicester LE19 3WS

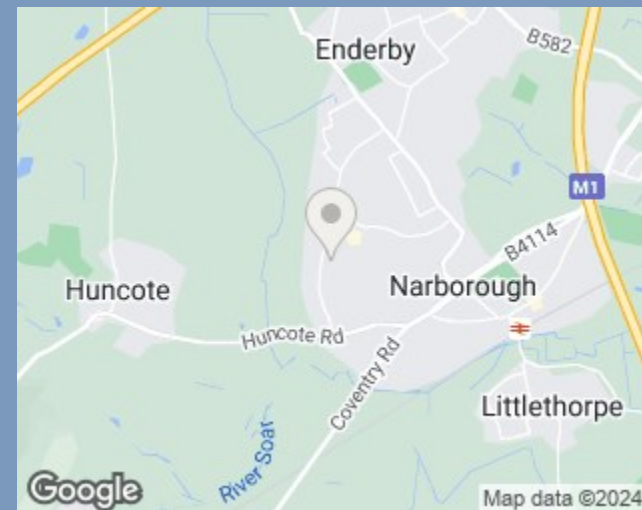
£639,999

The Story Begins

- Executive Family Detached Home
- Entrance Hall, Downstairs Cloakroom
- Stunning Open Plan Family Kitchen With Dining Area and Seating Area.
- Separate Sitting Room
- Five Bedrooms 3 Ensuites
- Master Bedroom With Juliet Balcony
- Family Bathroom
- Landscaped Gardens
- Double Garage
- EPC Rating - B, Council Tax Band - E & Freehold

Location Is Everything

The Burrows is one of the most sought after locations on The Pastures, set back proudly from the road, this home is outstanding. 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 magnificent executive family home located in the sought-after village of Narborough, available for sale without any upward chain. This property offers the epitome of family living with its contemporary modern design and space in abundance.

Upon entering the property, you will be greeted by an entrance hall leading to a convenient downstairs cloakroom, an essential feature for a family home. The cosy sitting room exudes warmth and is tucked away for peace and quiet. The heart of this home lies within the spectacular open-plan family living area. The high-quality kitchen boasts ample storage space, an island ideal for friend and family gatherings, top-of-the-line appliances including a Neff electric oven, microwave, and coffee machine, as well as an integrated dishwasher. French doors bring the indoors out, and the Velux windows flood the room with natural light, creating a bright and inviting atmosphere.

Moving to the first floor, you will discover five bedrooms, three of which feature en-suite bathrooms for added convenience and privacy. The master bedroom is a highlight, with its Juliette balcony offering views of the garden, complemented by a luxurious en-suite. There is also a family bathroom for the remaining bedrooms. Externally, the property features a double garage, ample off-road parking, and a beautifully landscaped garden. The garden boasts a lush lawn, a relaxing patio area, and an elevated deck with a charming wooden frame gazebo, perfect for outdoor entertaining or simply enjoying the tranquil surroundings.

This stunning family home is a must-see, offering a rare opportunity without the hassle of a chain. Schedule an internal viewing to truly appreciate the size and accommodation this property has to offer.

