

Room Sizes

Living Room

15'8 x 11'8

Dining Kitchen

11'8 x 8'9

Conservatory

10'7 x 8

Timber Built Gym

22'9 x 7'1

First Floor Landing

6'9 x 2'6

Bedroom One

11'8 x 8'9

Bedroom Two

11'8 x 7'5 min

Bathroom

8'7 x 4'5



Meadow Court, Narborough LE19 3DX

£245,000

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?

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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.

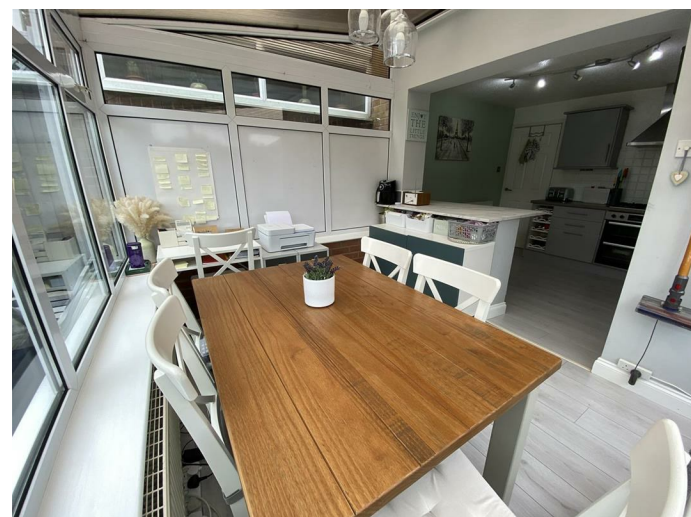
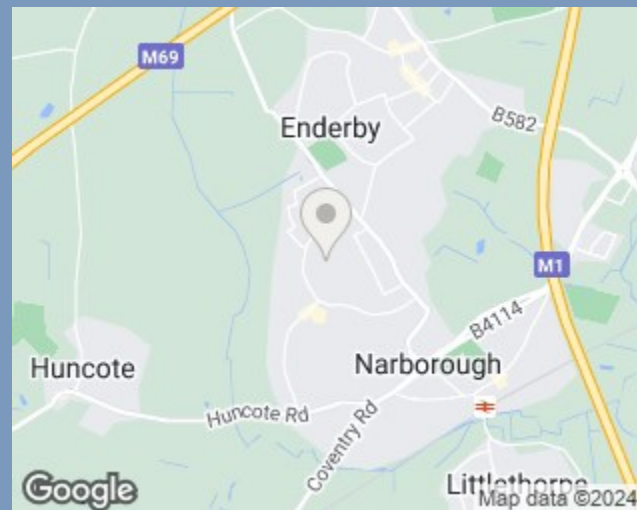
Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs 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.

The Story Begins

- Beautiful Semi Detached Home
- Immaculately Presented Throughout
- Driveway For Approximately Three Vehicles
- Landscaped Rear Garden
- Living Room & Dining Kitchen
- Conservatory With French Doors
- Two Double Bedrooms & Bathroom
- Timber Built Gym To The Side
- Energy Rating C
- Freehold & Council Tax Band B

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

Situated in the sought-after area of Meadow Court, Narborough, this charming semi-detached house built in 1990 offers a delightful living experience. Boasting a lovely plot and position, this property features a living room with tasteful decor, seated storage area and stairs leading to the first floor. The dining kitchen has a breakfast bar for informal meals as well as wall and base units, worksurface, sink drainer, integrated oven, hob and extractor fan and space for appliances. Opening up into the conservatory provides space for a formal dining table and French doors connect you to the patio area of the garden making this a wonderful social area. Travelling up to the first floor you will find two double bedrooms and a well appointed bathroom with a white suite. The landscaped rear garden is a tranquil retreat, complete with a garden shed for storage. There is a timber-built gym for fitness enthusiasts that could equally be utilised to suit your individual needs. Additionally, the driveway can accommodate three vehicles ensuring parking is never an issue. Don't miss the opportunity to make this house your home in this desirable location.

