

## Room Sizes

### Entrance Hall

### Lounge/diner L Shape

17'79" x 18'68" (max)

### Kitchen

8'89" x 6'85"

### Conservatory

8'742 x 9'81"

### Shower Room

9'76" (max) x 4'74"

### Separate WC

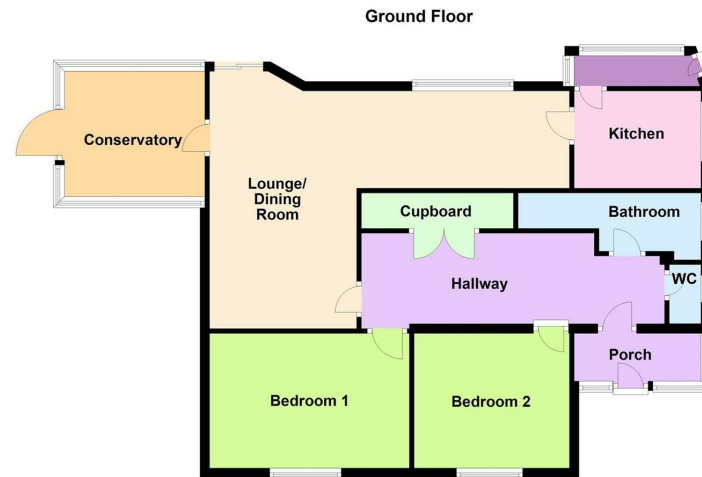
5'09" x 2'20"

### Bedroom 1

13'93" x 9'90"

### Bedroom 2

10'02 x 9'37"



**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

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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.

Boswell Street, Narborough, Leicester LE19 3ED

£287,500

# The Story Begins

- Wonderful Semi-detached Bungalow With Scope & Potential
- No upward chain
- Sought after location On The Poets
- Two bedrooms
- Living Room/Diner
- Walk-in Shower & Seperate WC
- Driveway & Garage
- Enclosed Garden
- Freehold
- Council Tax Band C EPC rating Tbc

# Location Is Everything

The Poets is a wonderful place to live, this bungalow is set in a horseshoe position, set back from the road with lots of space and ready to make your own. 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

Offered for sale with no upward chain, this delightful two-bedroom, semi-detached bungalow is perfectly situated on The Poets in Narborough. Offering spacious accommodation & ready to make your own. Upon entering the property, you are greeted by a welcoming porch leading into an entrance hall, a perfect space for coats and shoes, doors lead into your living space. The spacious lounge/diner, is ideal for both relaxing and entertaining guests, plenty of room for a dining table and a lovely feeling of space. The kitchen comes equipped with a range of wall and base units, ensuring plenty of storage and functionality. There are wall and base units, appliance space, plumbing for a washing machine a sink drainer with work surfaces around. The conservatory gives extra living space to suit your needs, with windows overlooking the garden, enjoy your garden all year round. The shower room, has a walk in shower, wash hand basin and the separate WC has a low level wc and wash hand basin. Externally, the property benefits from a driveway to the front, offering off-road parking, and a single garage located towards the rear.

This bungalow is a fantastic opportunity for those seeking a comfortable and well-located home in Narborough village.

