

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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Room Sizes

Entrance Hall

16 max x 12'3 max

WC

5 x 3'1

Living Room (L Shape with the dining area)

10 x 14'2

Dining Area

10'9 x 9'8

Fitted Breakfast Kitchen

12'1 x 9'8

Utility

7'3 x 5

Bedroom One

15'6 x 10'8

En- Suite

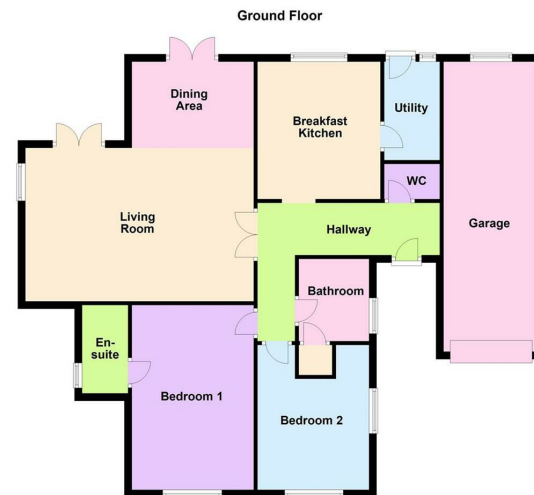
7'6 x 4

Bedroom Two

12'8 x 9'9

Bathroom

7'2 x 6'7



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.

Elmhurst Close, Narborough, Leicester LE19 3LX

Guide Price £410,000

The Story Begins

- Fabulous Detached Bungalow
- Entrance Hall
- Living Room With French Doors Onto the Garden
- Dining Area
- Fitted Breakfast Kitchen & Utility
- Cloakroom With Wc
- Two Double Bedrooms With Master En-Suite
- Family Bathroom
- Landscaped Gardens Off Road Parking & Garage
- EPC C - Council Tax D - Freehold

Location Is Everything

This wonderful home is set in a cup de sac location on The Pastures, set back from the road, it stands proudly back with off road parking, a lovely frontage and access to the garage. 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

Nestled in a tranquil cul-de-sac, this stunning and immaculate detached bungalow is a true gem. As you approach, the property immediately impresses with a neatly pebbled front area, complete with a charming blue cedar tree and a driveway leading to a larger-than-average garage, providing ample off-road parking. Step inside to find a light and airy entrance hall, setting the tone for the welcoming atmosphere throughout. The L-shaped sitting/dining room is superbly designed to offer both an elegant dining area and a cozy living space. It features a beautiful fireplace fitted with an inset gas fire, adding warmth and character to this inviting room. The fitted breakfast kitchen is a culinary delight, boasting an array of wall and base units, an oven, an integrated microwave, fridge, freezer and a dishwasher. The sink drainer and work surfaces ensure that practicality meets effortless style. Adjacent is a utility room equipped for a washing machine and dryer, with a convenient door leading to the rear garden. The master bedroom is a tranquil retreat, complete with a front-facing window that bathes the room in natural light. It benefits from an en-suite shower room featuring a shower, a utility wash hand basin with storage, a WC, and a heated towel rail. The second bedroom, also a spacious double room, offers comfort and versatility. The main bathroom complements the property with a white suite that includes a bath with shower over, low-level WC and a wash hand basin. Externally, the landscape design of the rear garden is a true highlight. Thoughtfully arranged into multiple areas, it provides varied and delightful spaces to sit and soak in the surroundings. Spread over two levels, the garden presents a landscaped oasis perfect for relaxation and entertainment. This bungalow is a pure delight; from its charming curb appeal to its well-appointed interiors and enchanting garden, it embodies comfort, elegance, and understated luxury.

