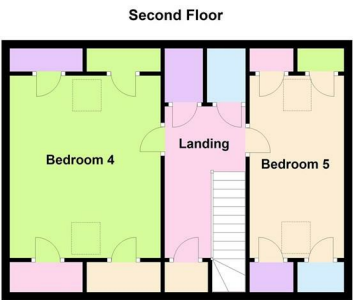
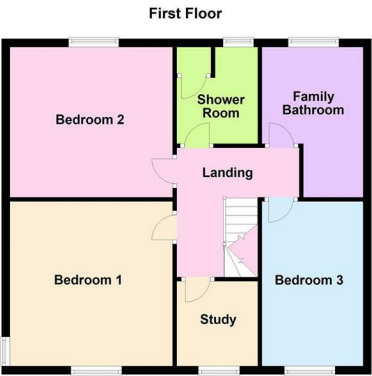
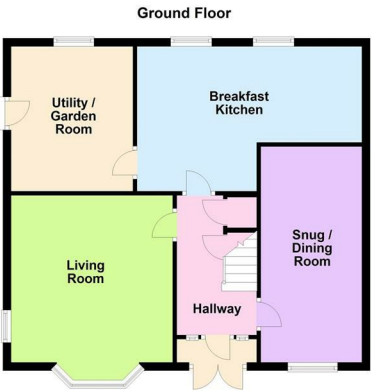


1a Lutterworth Road Blaby, Leicester, LE9 1RG  
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www.nestestateagents.co.uk



# Room Sizes

- Entrance Hallway**
- Living Room**  
15'2 into bay x 12'11
- Dining Room**  
17'2 x 7'9
- Breakfast Kitchen**  
17'2 max x 9'10 max
- Utility / Garden Room**  
10'2 x 9'10
- First Floor Landing**
- Bedroom One**  
13 x 12'11
- Bedroom Two**  
12'6 x 9'10
- Bedroom Three**  
13'2 x 7'11
- Family Bathroom**  
9'4 max x 7'11 max
- Study**  
6'8 x 5'5
- Shower Room**  
6'11 x 6
- Second Floor Landing**
- Bedroom Four**  
14'2 x 11'8
- Bedroom Five**  
14'2 x 7'9
- Detached Double Garage**  
19'1 x 15'6



**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.

Forest Road, Narborough LE19 3ET  
£510,000



# The Story Begins

- Traditional, Double Fronted Detached Family Home
- Occupying A Wonderful Corner Position
- Driveway & Detached Double Garage
- Entrance Porch, Hallway & Living Room
- Dining Room, Breakfast Kitchen & Utility / Garden Room
- First Floor Landing, Shower Room & Family Bathroom
- Three Double Bedrooms & Study
- Second Floor Landing & Two Bedrooms - A Double & A Well Proportioned Single
- Private South Facing Rear Garden
- Energy Rating C, Council Tax Band E & Freehold

# Location Is Everything

Standing proudly with a lovely frontage this wonderful home is situated in Narborough. 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

Positioned on the much sought after Forest Road in the charming village of Narborough, this stunning individual detached house offers a perfect blend of modern comfort and traditional charm. It includes original features such as picture rails and a cast iron fireplace in the master bedroom. Boasting two reception rooms, five bedrooms, and two bathrooms, this property is ideal for those seeking a spacious and inviting home. The useful porch leads into the hallway, off which is the living room with a bay window, and a multi-fuel stove set in an attractive fireplace. The separate dining room provides ample space for entertaining, plus a sitting area. A convenient hatch opens into the kitchen. The tiled breakfast kitchen, complete with integrated appliances (fridge, dishwasher, hob and oven), ample storage space, and extensive work surfaces, has electric under-floor heating. Adjacent, is the tiled utility/garden room, again with ample storage space, a Baxi boiler (installed 2023), room for an upright fridge freezer, and a light and sunny sitting area. The first floor accommodates three double bedrooms and a study with fitted furniture. The shower room benefits from a corner shower plus vanity unit, and the bathroom boasts a free-standing bath with shower over. Both rooms have Amtico flooring. The second floor has a double bedroom and a large single bedroom, both with Velux windows and plenty of cupboard space. The landing has two large cupboards, one being walk-in. Situated on a corner plot, this property features a beautiful garden with apple tree, privacy hedging, a gated driveway, and a double garage. The traditional double fronted design adds character to the house. Don't miss the opportunity to make this house your home and enjoy the best of village living with modern conveniences. Book a viewing today and step inside this desirable residence situated in a non-estate location.

