

## Room Sizes

### Entrance Porch

7 x 14'2

### Hallway

14'2 max x 12 max

### Living Room

21'6 x 11'4 min

### Dining Kitchen

15'7 max x 11'8 max

### Bedroom One

17'8 max x 11'8 max

### Bedroom Two

12'9 x 12'3 max

### En-Suite Shower Room

8'2 x 3'8

### Bedroom Three

13'8 max x 11'1

### Family Bathroom

8'8 x 6'2

### Garage

20'7 x 10'1



**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?

Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County - total coverage for your home.

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.

Huncote Road, Narborough LE19 3GP

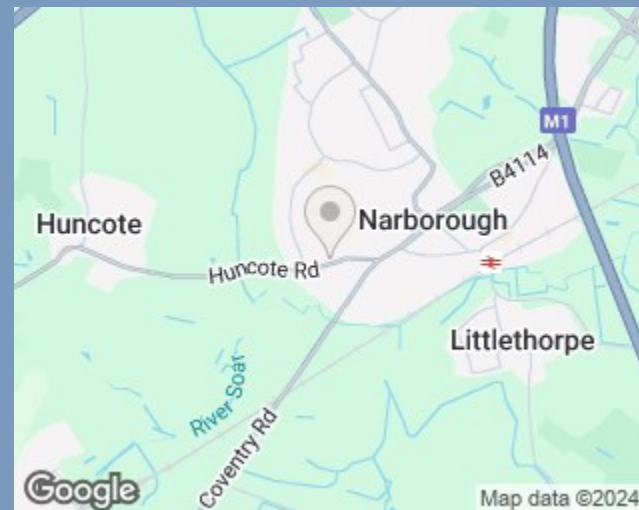
Offers Over £450,000

# The Story Begins

- Detached Bungalow In A Non Estate Position
- Beautifully Maintained & Improved Throughout
- Ample Paved Driveway & Garage
- Entrance Porch & Hallway
- Dining Kitchen With Under Floor Heating
- Three Double Bedrooms With Air Conditioning
- Family Bathroom with under floor heating & En-Suite
- Pretty Landscaped Rear Garden
- New Gas Central Boiler 2024
- Energy Rating C, Council Tax Band D & 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 charming Huncote Road in Narborough, this stunning detached bungalow is a true gem waiting to be discovered. Boasting a spacious 1,141 sq ft, this property offers a perfect blend of comfort and style.

As you step inside, you are greeted by a welcoming porch and hallway, setting the tone for the elegance that awaits within. The living room, adorned with French doors, invites ample natural light and the beautiful fireplace helps to create a warm and inviting atmosphere.

The fitted kitchen with a dining area is not just a culinary space but a place for creating lasting memories with loved ones. Fitted with a range of wall and base units with a ceramic sink, Rangemaster cooker, room for appliances and under floor heating.

With three double bedrooms, including one with an en-suite shower room and all with air conditioning, and a family bathroom featuring a white four-piece suite, this bungalow caters to both comfort and convenience.

Outside, the property continues to impress with a paved driveway providing parking for approximately five vehicles, a garage and an enclosed private garden. The garden features a delightful patio area, a raised lawn perfect for outdoor gatherings, and a shed for all your gardening needs.

This beautifully improved and maintained bungalow is ready to move in, offering a serene escape from the hustle and bustle of everyday life. Don't miss the opportunity to make this charming abode your own and experience the best of British living in this non-estate oasis.

