

## Room Sizes

### Entrance Hallway

12'6 x 6'1

### Living Room

14'7 x 11'2

### Fitted Kitchen

17'8 x 12'1 max

### Family Living Area

24'4 x 12'1

### Utility Area

7'6 x 6'1 min

### Downstairs WC

7'3 x 4'5

### Study / Storage Space

10'4 x 7'7

### Storage Garage

7'7 x 6'7

### First Floor Landing

14'8 x 2'8

### Bedroom One

12'6 min x 12'5 max

### En-Suite

4'9 x 4'8

### Bedroom Two

12'4 x 7'6

### Bedroom Three

10'5 x 9

### Bedroom Four

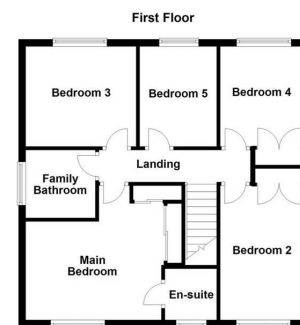
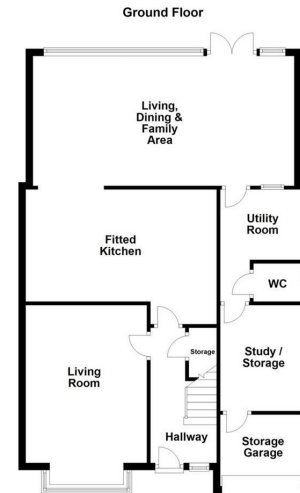
9 x 7'7

### Bedroom Five

7'1 x 9

### Family Bathroom

6'3 x 6'2



Squirrel Close, Narborough, Leicester LE19 3WF

£475,000

**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?

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.

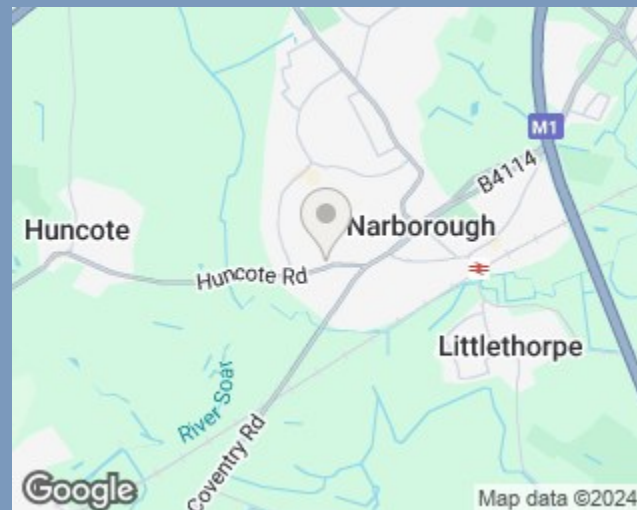
**Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal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

# The Story Begins

- Extended Detached Family Home
- Well Presented Throughout
- Sought After Pastures Location
- Hall, Living Room, Fitted Kitchen & Family Living Area
- Utility Room, Downstairs WC & Study / Storage Space
- First Floor Landing & Family Bathroom
- Five Bedrooms & En-Suite To Main Bedroom
- Paved Driveway, Storage Garage & Rear Garden
- Awaiting Energy Rating
- Council Tax Band D & Freehold

# 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

Welcome to this charming 5-bedroom detached house located in the sought-after Squirrel Close, Narborough, Leicester. This well-presented extended family home is situated in a peaceful pastures location, offering a wonderful environment for you and your loved ones.

Upon entering, you are greeted by an inviting entrance hall leading to a separate living room adorned with a bay window and a cosy fireplace, perfect for relaxing evenings. The fitted kitchen boasts a granite work surface, ceramic sink and Rangemaster cooker, ideal for whipping up delicious meals for family and friends. The property features an open plan living, dining, and family area that exudes warmth and comfort, with French doors opening up to the garden, allowing natural light to flood the space. Additionally, there is a convenient utility area with a downstairs WC and a study/storage area, providing ample space for your needs. Heading upstairs, you will find a first-floor landing leading to a family bathroom with a modern white suite. There are five bedrooms in total and the main bedroom boasts an en-suite shower room and fitted wardrobes. The paved driveway to the front of the house and storage garage offer practicality and ease for parking for several vehicles.

Stepping outside into the rear garden there is a real sense of privacy. There is a lawn area perfect for outdoor activities, and a delightful patio for al fresco dining or simply enjoying the fresh air. Contact nest estate agents us today to arrange a viewing and envision the possibilities that await you at this lovely residence in Narborough.

