

## Room Sizes

**Hallway**

**Dining Kitchen**  
16 x 11

**Living Room**  
16 x 11

**First Floor Landing**

**Bedroom One**  
12 max x 8 max

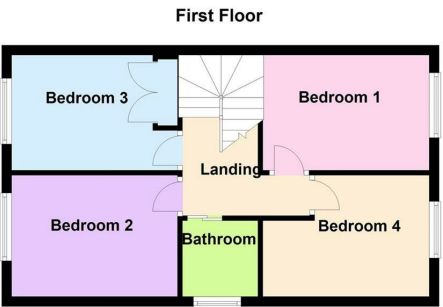
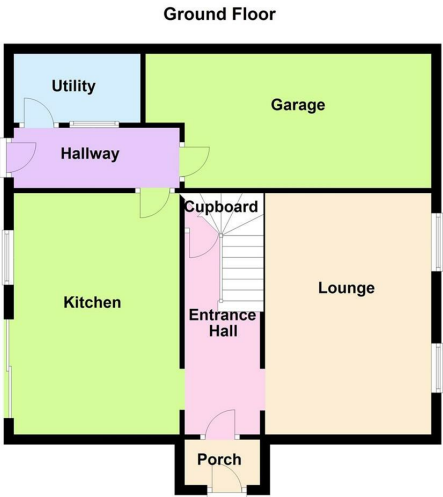
**Bedroom Two**  
12 x 7

**Bedroom Three**  
11 x 8

**Bedroom Four**  
10 x 7

**Main Bathroom**  
6 x 5

**Garage**



**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.

Roy Close, Narborough LE19 2DN

£259,950

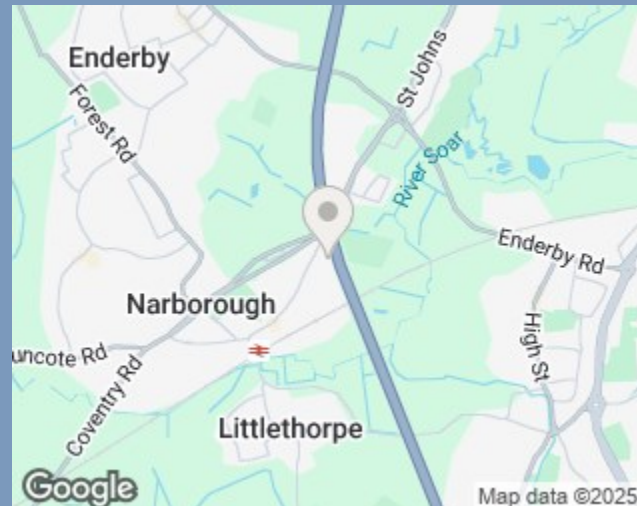


# The Story Begins

- Four Bedroom Detached Family Home
- Living room
- Open Plan Kitchen Diner
- Four bedrooms
- Family Bathroom
- Enclosed rear Garden
- Front garden and driveway
- In need of some modernisation
- Cul de sac Location
- EPC Rating E | Council tax band C

# 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

This four bedroom detached home offers a fantastic opportunity for those willing to invest to unlock its true potential. Perfectly suitable as it stands, this property allows you to gradually renovate and tailor the space to your tastes. Ideal for families, the house boasts ample living areas and a generous garden, all within a well-established village. Upon entering, you are greeted by a welcoming entrance hall with stairs rising to the first floor. The generously proportioned kitchen diner is fitted with both wall and base units, a built-in oven, designated appliance space, and features a breakfast bar perfect for morning coffees and casual meals. The lounge, located at the front of the house, benefits from two windows that allow natural light to flood the room, creating a bright and airy atmosphere. The first-floor houses four bedrooms, offering plenty of space for a growing family or guests, and a family bathroom equipped with standard fixtures and ready for modern touches. Externally, the property includes a front garden situated behind a privacy-enhancing hedge with a well- lawn area and a path leading to the side entrance, directly connecting to the front door. At the rear, the garden is non-overlooked from the rear, ensuring privacy, and includes a lawned area and a patio space ideal for outdoor relaxation, along with outdoor storage this garden offers a blank canvas for a green-fingered new owner to make their paradise. . Additionally, there is off-road parking available alongside the property and a single garage providing extra storage or parking space. This home presents an exciting opportunity to create your dream living space while enjoying the comforts of a well-established family home. Whether you're an investor or a family looking for your forever home, this property offers the perfect blend of an immediate home and long-term potential.

