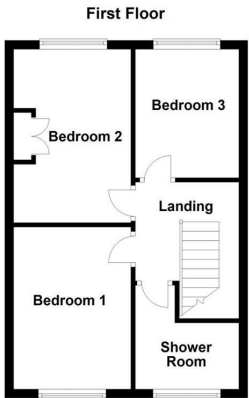
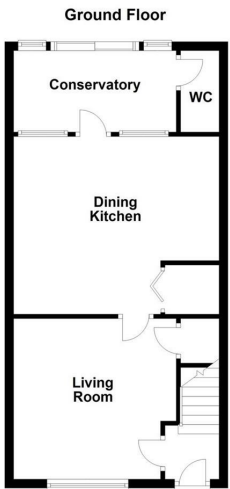


1a Lutterworth Road Blaby, Leicester, LE9 1RG  
Telephone 0116 2772277 Email sara@nestestateagents.co.uk  
www.nestestateagents.co.uk

## Room Sizes

- Hallway
- Living Room  
12 max x 11'11
- Dining Kitchen  
15 max x 13 max
- Conservatory  
12'11 x 6
- WC
- First Floor Landing
- Bedroom One  
12 x 8
- Bedroom Two  
13 x 8
- Bedroom Three  
10 x 7
- Shower Room  
7'10 x 7 max



**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.

Huncote Road, Narborough, Leicester LE19 3GP

£245,000

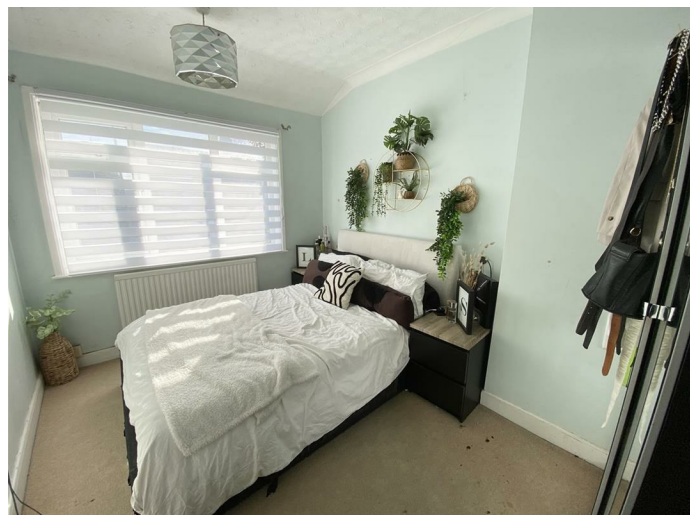
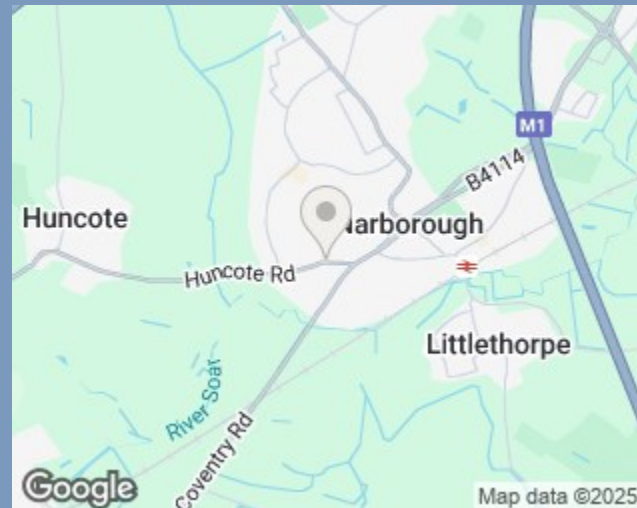


# The Story Begins

- Three Bedroom Mid Town Home
- No Upward Chain
- Driveway To The Front
- Generous Rear Garden
- Hallway & Living Room
- Dining Kitchen, Conservatory & WC
- First Floor Landing & Shower Room
- Three Bedrooms
- Awaiting Energy Rating
- Council Tax Band B & 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

Positioned within the charming village of Narborough, this delightful traditional mid-townhouse presents an excellent opportunity for those seeking a comfortable family home. With no upward chain, this property is ready for you to move in and make it your own.

Upon entering, you are greeted by a welcoming hallway that leads to the first floor. The living room, located at the front of the house, offers a cosy space for relaxation and entertaining. At the rear, the dining kitchen is perfect for family meals and gatherings, providing a warm and inviting atmosphere. The adjoining conservatory, with its sliding door leading to the garden, enhances the living space and allows for an abundance of natural light. Additionally, there is convenient access to a downstairs WC.

Venturing to the first floor, you will find a modern shower room equipped with a wash hand basin, low-level WC, and a walk-in shower, ensuring comfort and convenience for all. The property boasts three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation.

Externally, the property features a gravelled drive at the front, providing off-road parking, while the generous rear garden offers ample space for outdoor activities, gardening, or simply enjoying the fresh air.

This townhouse is an ideal choice for families or first-time buyers looking for a well-located home with plenty of potential with its traditional charm.

