

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

Room Sizes

Entrance Hallway

Living Room

15'5" max x 10'9"

KItchen

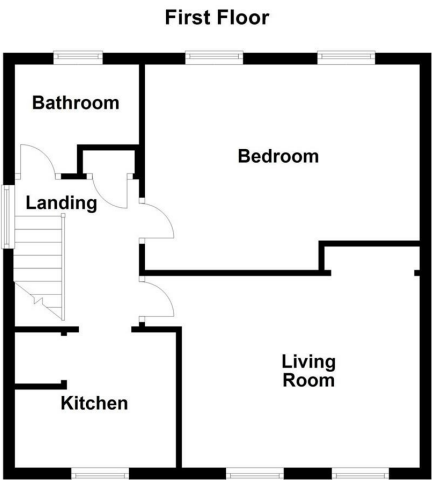
8'10" x 7'6"

Bedroom

15'5" x 11'5" max

Bathroom

6'10" x 5'10"



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.

Langham Drive, Narborough, Leicester LE19 3EY

Price Range £129,950

The Story Begins

- Well Presented First Floor Flat
- No Upward Chain
- Perfect First Home
- Hallway & Living Room
- Fitted Kitchen
- Double Bedroom & Bathroom
- Enclosed Rear Garden
- Awaiting Energy Rating
- Council Tax Band A
- Leasehold

Location Is Everything

Narborough is a highly sought-after village in Leicestershire, celebrated for its picturesque setting and strong sense of community. With its mix of historic buildings and modern amenities, the village offers a perfect balance of rural tranquility and convenience. Residents enjoy easy access to essential services, local shops, and welcoming pubs, all contributing to Narborough's friendly atmosphere. The area is well-connected, with excellent transport links, including a nearby railway station that provides regular services to Leicester and Birmingham. Additionally, the village is surrounded by scenic countryside, offering numerous opportunities for outdoor leisure activities. Families are drawn to Narborough for its well-regarded schools and the overall quality of life it offers, making it a desirable location to settle and thrive.



Inside Story

This delightful first-floor flat on Langham Drive presents an excellent opportunity for first-time buyers or those seeking a low-maintenance living space. The property is well presented and boasts a welcoming entrance hallway that leads to the accommodation above.

Upon entering, you will find a fitted kitchen equipped with base units, a sink, and ample work surface. The kitchen also features an integrated oven and hob, along with space for a washing machine and fridge freezer, making it both functional and convenient for everyday living.

The living room, positioned to the front aspect, offers a bright and airy space perfect for relaxation or entertaining guests. The generous double bedroom provides a comfortable retreat, while the modern bathroom, fitted with a stylish white suite, adds a touch of contemporary style to the home.

One of the standout features of this property is the enclosed and gated rear garden, which has been graveled for easy maintenance, allowing you to enjoy outdoor space without the hassle of extensive upkeep.

With a service charge of just £66.25 and ground rent of £10 per annum, this flat is not only an attractive living space but also a sensible financial choice. This property is a true gem in a popular location, making it an ideal first home for those looking to settle in a friendly community. Don't miss the chance to make this lovely flat your own.

Price Guide £129,950 - £139,950

