

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



Room Sizes

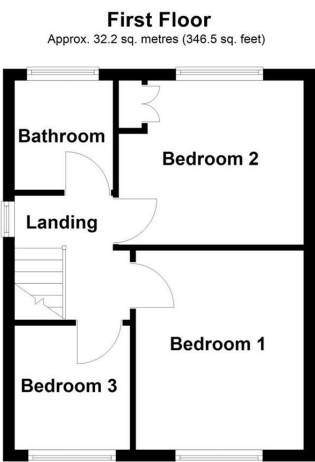
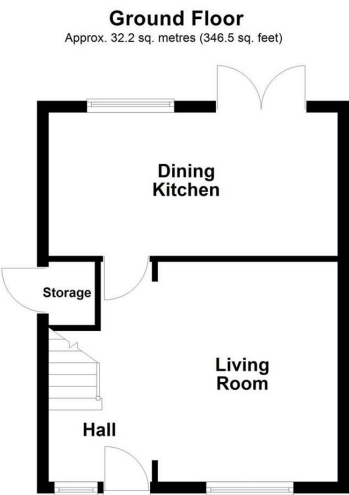
- Hallway
- Living Room
13'4 x 10'4
- Dining Kitchen
16'7 x 8'2
- Landing
- Bedroom One
12 x 9'9

Bedroom Two
10'6 x 9'9

Bedroom Three
7'1 x 6'4

Bathroom
6'3 x 5'8

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.

Coltbeck Avenue, Narborough, Leicester LE19 3EJ

£249,950

The Story Begins

- Semi Detached Family Home
- Well Presented Throughout
- Separate Garage
- Entrance Hallway & Living Room
- Refitted Dining Kitchen
- Refitted Family Bathroom
- Three Bedrooms
- Front & Rear Gardens
- Energy Rating F
- Council Tax Band B & Freehold

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 is well-presented semi-detached family home is situated within a sought after part of Narborough. Having been improved by the current owner including rewire and new heating system, a viewing is essential to appreciate. As you step through the entrance hallway, you are greeted by a modern grey wood effect floor that opens into the inviting living room, adorned with new carpet, creating a warm and welcoming atmosphere for family gatherings or quiet evenings.

The heart of the home is undoubtedly the refitted kitchen, which boasts stylish white gloss wall and base units with plinth lighting, work surface, sink drainer and integrated appliances. The adjoining dining area, enhanced by French doors, seamlessly connects the indoor space to the outdoor garden, allowing for delightful for dining and entertaining.

Travelling up to the first floor, you will find a well-appointed landing that leads to three generously sized bedrooms, perfect for family living or accommodating guests. The refitted bathroom is designed with modern fixtures and tiling with a white suite, a relaxing retreat at the end of the day.

Outside, the property features a front lawn garden and side access to the enclosed rear garden. This outdoor space includes a patio area, ideal for summer barbecues, a lawn, and garden sheds for additional storage. To the front of the home is a separate garage ensuring convenience for vehicle storage.

This semi-detached home is an excellent choice for families looking to settle in a vibrant community. With its modern amenities and inviting spaces, this property is sure to impress.

