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## Room Sizes

**Entrance Hallway**

13'6 x 7

**Living & Dining Room**

21'9 x 11

**Family Room / Bedroom Four**

15'3 x 8'1

**Breakfast Kitchen**

20 x 7

**First Floor Landing**

7 x 5'5

**Bedroom One**

11 x 10'8

**Bedroom Two**

11 x 10'7

**Bedroom Three**

7'8 x 6'9

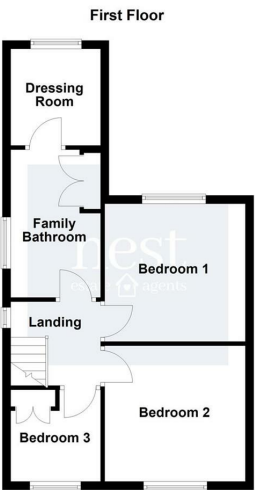
**Family Bathroom**

12'2 x 7

**Dressing Room**

7'8 x 7

**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  
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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.

Narborough Road South, Leicester LE3 2LD

£389,950

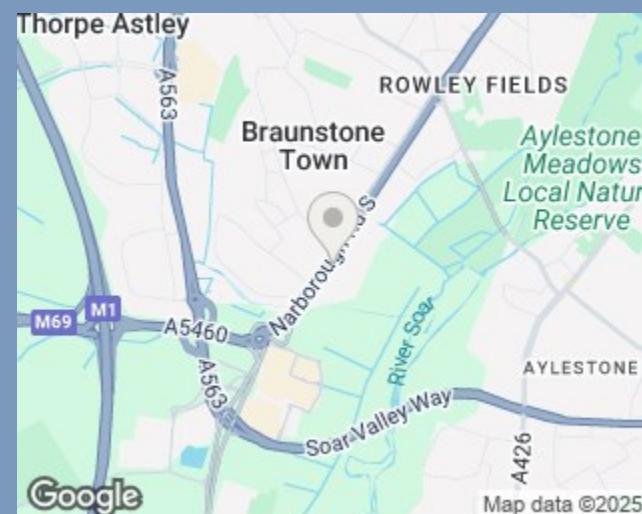


# The Story Begins

- Traditional Detached Family Home
- Extended To The Side & Rear
- Convenient, Non Estate Position
- Breakfast Kitchen & Living, Dining Room
- Separate Family Room / Bedroom Four
- Family Bathroom & Dressing Room
- Three Bedrooms
- Parking, Garage & Enclosed Rear Garden
- Awaiting Energy Rating
- Freehold & Council Tax Band C

# Location Is Everything

Braunstone Town is well known for its convenient location, with good commuter routes into the city centre, motorway connections and Fosse Park Shopping Centre right on its doorstep. Within the immediate vicinity are a fine range of local amenities which include shopping for day to day needs , Millfield Community School, Ravenhurst Primary School and Winstanley Community College.



# Inside Story

Positioned on Narborough Road South this charming traditional detached family home offers a perfect blend of space, comfort and convenience. The property has been thoughtfully extended to the side and rear, providing ample room for family living while maintaining its character and a welcoming atmosphere.

As you enter, you are greeted by a spacious entrance hallway that leads to a bright living and dining room, enhanced by dual aspect light sources and a sliding door that opens onto a delightful patio area, ideal for al fresco dining or simply enjoying the outdoors. A separate family room presents the flexibility to be utilised as a fourth bedroom, dining room or playroom.

The kitchen is well-appointed with white wall and base units, featuring an integrated oven, hob, and extractor fan, along with space for additional appliances. A breakfast bar adds a casual dining option, and a courtesy side door offers easy access to the outside.

On the first floor, you will find a family bathroom that boasts a luxurious roll-top bath, complemented by a dressing room for added convenience. The property comprises three bedrooms, two of which are generously sized doubles, providing comfortable sleeping quarters for the entire family.

Externally, the home benefits from a driveway and garage at the front, ensuring ample parking. The rear garden is well-maintained, featuring a patio area, lawn, and mature plants and trees, creating a delightful environment for relaxation.

Conveniently located near local amenities and motorway links, this property is situated in a non-estate position, offering great accessibility. This wonderful home is perfect for families seeking a spacious and versatile living space in a desirable area.

