

Room Sizes

Hallway
17'2 max x 5'9 min

Living & Dining Room
16'7 x 11'2

Kitchen
11'6 max x 10'3 max

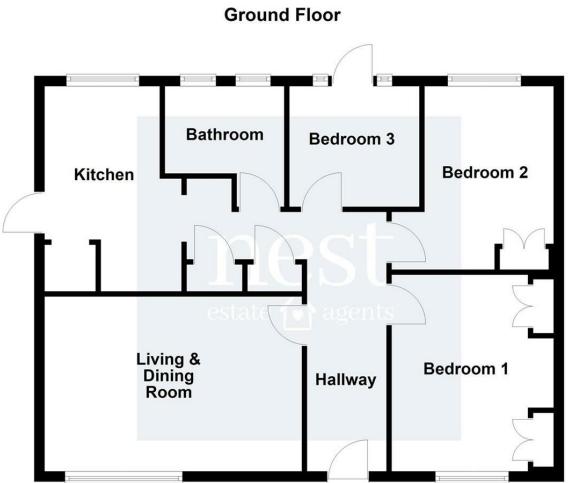
Bedroom One
12'7 x 10'4

Bedroom Two
11'9 x 8'3 min

Bedroom Three
8'4 x 7'9

Bathroom
7'9 max x 7'7

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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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.

Victoria Street, Narborough, Leicester LE19 2DP

£275,000

The Story Begins

- Detached Bungalow
- Walking Distance To Narborough Village
- No Upward Chain
- Hallway & Kitchen
- Living & Dining Room
- Three Bedrooms & Bathroom
- Front & Rear Garden
- Carport & Garage
- Energy Rating E
- Council Tax Band D & Freehold

Location Is Everything

Narborough is a village that offers an appealing blend of amenities. It features a good range of shops, including grocery stores, boutique shops, and essential services, which provide residents with everyday conveniences. The village is also home to several pubs and restaurants, perfect for socialising and dining out. Narborough boasts reputable schools, making it a great place for families. The excellent motorway networks, including easy access to the M1 and M69, ensure smooth commutes to nearby cities. Efficient bus links further enhance connectivity. Parks and green spaces in Narborough offer wonderful spots for family outings. Overall, Narborough's attractive combination of convenient services, transportation options, and green spaces make it a pleasant and desirable place to live.



Inside Story

Offered with no upward chain and located within walking distance of Narborough village, this detached bungalow presents a fantastic opportunity for buyers looking to personalise their next home.

The property features a welcoming entrance hallway with wood flooring, leading to a living and dining room to the front aspect, ideal for entertaining or relaxing. The fitted kitchen is equipped with wall and base units, work surfaces, a sink drainer, integrated oven and hob, metro tile splashbacks, and space for appliances. A useful pantry and a side courtesy door provide access to the carport.

There are three bedrooms, with the main bedroom benefiting from built-in wardrobes. The family bathroom comprises a white suite including a pedestal wash hand basin, low-level WC, and bath with overhead shower and tiling.

Externally, the property offers a front garden and driveway leading through the carport to a detached garage. The rear garden is of a good size, mainly laid to lawn with a patio area for outdoor dining or relaxing.

This is a great opportunity to secure a home in a sought-after location with excellent potential to add value and truly make it your own.

