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ESTATE AGENTS

Room Sizes

Porch

5'2 x 6'5

Hall

8'9 x 12

Living/dining Room

14'1 x 11'9

Sitting Room

12 x 12'9

Dining Area

11'6 x 9

Kitchen

11'9 x 9

Bedroom One

18'4 x 9

Bedroom Two

11 x 18'4

Bedroom Three

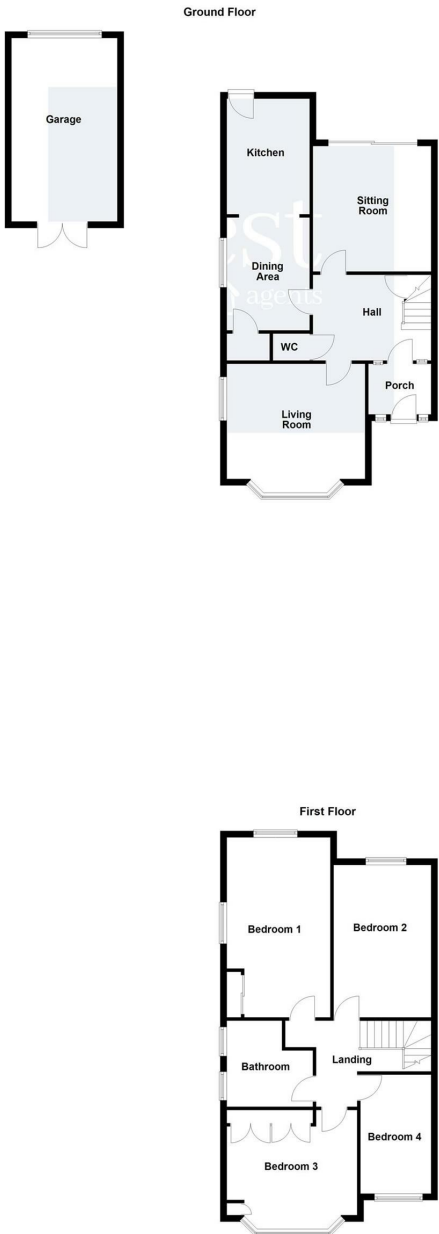
11'9 x 13'2

Bedroom Four

6'9 x 9'2

Bathroom

8'9 x 8'9 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

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.

Desford Road, Narborough, Leicester LE19 2EL

Offers Over £475,000

The Story Begins

- Fabulous Traditional Semi-Detached Home
- Porch Leading Into A Entrance Hall
- Living/dining Room And Sitting Room
- Kitchen Leading Into Dining Area
- Four Well Proportioned Bedrooms
- Fitted Wardrobes In Bedroom One and Two
- Family Bathroom
- Wonderful Enclosed Spacious Garden
- Detached Single Garage
- Freehold EPC Rating - TBC Council Tax Band - D

Location Is Everything

Narborough is a vibrant village that offers an appealing mix of modern amenities and a welcoming community feel. Residents enjoy a variety of local shops, including grocery stores, independent boutiques, and essential services, providing day-to-day convenience right on the doorstep. The village is home to several pubs and restaurants, making it an ideal spot for dining out or enjoying a relaxed evening with friends. Families are well catered for, with reputable schools and plenty of green spaces perfect for outdoor activities and family outings. Narborough is exceptionally well-connected, benefiting from excellent transport links. The M1 and M69 motorways are easily accessible, offering straightforward commutes to Leicester, Hinckley, and beyond. Efficient bus services and nearby train links further enhance connectivity for both work and leisure. With its strong sense of community, great amenities, and convenient location, Narborough is a desirable place to call home.



Inside Story

This wonderful family home is a delightful traditional semi-detached residence. The current owners have lovingly cared for this property over the years, investing time and attention to detail that has created a home. Now, ready for a new family to come in and make it their own. As you approach down the driveway, you are welcomed by a porch, a perfect space for storing wellies and coats that leads into the entrance hall. Setting the tone for the rest of the home, the hall is bright and airy, with stairs rising to the first floor, creating a sense of openness and flow throughout the property. The living room, a perfect retreat for relaxing evenings spent with family or entertaining friends. The sitting room is a bright room that invites an abundance of natural light to flood in, thanks to the patio doors that beautifully connect the inside with the outdoor space, a seamless transition brings the garden inside, perfect to enjoy quiet moments with a book and a cup of tea. The heart of this home is undoubtedly the kitchen, which seamlessly opens into the dining area. This layout makes it an excellent space for family meals and entertaining guests, allowing the chef to remain engaged with family and friends while preparing delicious meals. The kitchen is well-equipped with a combination of wall and base units that provide ample storage, a cooker point for culinary creativity, a sink drainer, with worktop space that invites cooking and baking endeavors. Venturing upstairs, you will find four generously sized bedrooms. Bedrooms one and two are equipped with fitted wardrobes. The family bathroom features a bath with shower handset, a vanity hand basin, and a low-level WC. The garden is mature, adorned with a variety of trees and shrubs that create a picturesque setting, and is mainly laid to lawn. In addition to the beautiful garden, the property includes a detached single garage and lots of off road parking. With its blend of traditional charm, this home is outstanding.

