

FLOOR PLAN

DIMENSIONS

Entrance Porch

Entrance Hall

Downstairs WC

Living Room

13'1" x 11'4" (3.99m x 3.46m)

Kitchen/Diner

10'8" x 14'7" (3.27m x 4.46m)

Conservatory

7'6" x 14'9" (2.31m x 4.50m)

Bedroom One

9'6" x 11'4" (2.92m x 3.46m)

Bedroom Two

7'5" x 8'5" (2.28m x 2.58m)

Bedroom Three

7'5" x 5'10" (2.27m x 1.80m)

Family Bathroom

5'6 x 6'5 (1.68m x 1.96m)

Detached Garage

17'04 x 8'10 (5.28m x 2.69m)

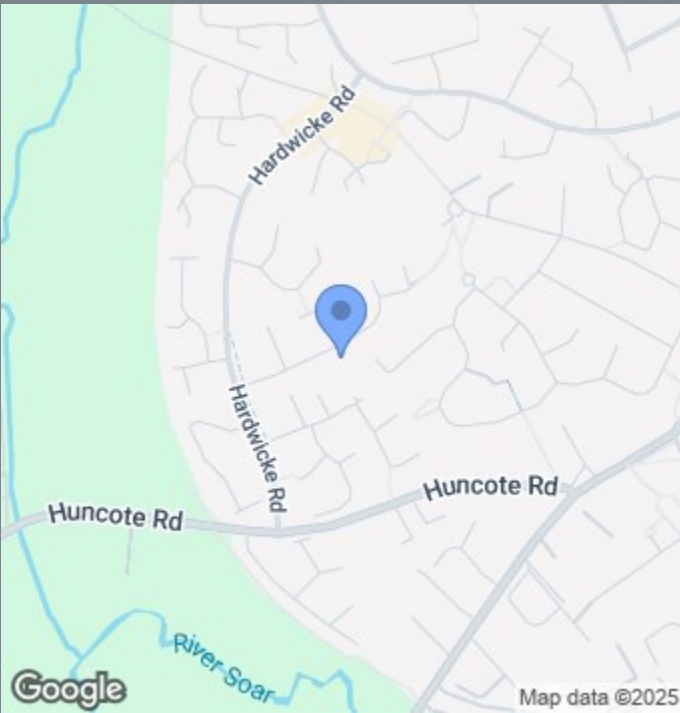


# OVERVIEW

- Three Bedroom Detached House
- Downstairs WC & Modern Bathroom
- Large South Facing Rear Garden
- Detached Garage & Ample Driveway
- Highly Sought After Location
- Schools & Local Amenities close By
- Viewings Highly Recommended
- EPC Rating - C
- Freehold Property
- Council Tax Band - C

# LOCATION LOCATION....

Narborough enjoys an array of amenities, with a good selection of local shops, three primary schools, restaurants, public houses, post office, pharmacy, medical centre, dentist, library the list goes on. Situated south of the city and is within easy reach of motorway networks and Narborough train station. The village is also home to notable landmarks such as Narborough Hall, a 16th-century manor house that doubles as a unique shopping experience. Being a rural village there are ample footpaths, bridle ways and cycle routes in the area too. A truly lovely place to live.



# THE INSIDE STORY

Located in the popular and sought-after area of Narborough, this three-bedroom detached house offers a spacious and comfortable family home. The property benefits from a detached garage and ample driveway parking. Upon entering through the porch, you are welcomed into the entrance hall, where you'll find access to the downstairs WC, the staircase, and the living areas.

The cosy lounge is filled with natural light thanks to a large bay window and offers plenty of space for the family to relax. Beneath the stairs, there is a convenient storage cupboard. French doors lead to a modern kitchen diner, which provides ample worktop space, making it ideal for both cooking and entertaining. The kitchen also leads into a conservatory, currently used as an office and sitting room, offering a tranquil space to unwind while enjoying views of the garden.

Upstairs, you'll find two generous double bedrooms, both with fitted wardrobes, as well as a single bedroom. The family bathroom is complete with a WC, sink, and a bath with a shower over.

The south-facing rear garden is a true highlight, offering a private, two-tier layout that's perfect for a family. One level is ideal for children's play, while the other provides a peaceful retreat for adults to relax and enjoy the outdoor space. This home offers the perfect balance of functionality, comfort, and style in a highly desirable location.

