

FLOOR PLAN

DIMENSIONS

Entrance Hall
12'8 x 6'10 (3.86m x 2.08m)

Living Room
16'00 x 11'10 (4.88m x 3.61m)

Dining Room
10'10 x 8'04 (3.30m x 2.54m)

Kitchen Diner
20'06 max x 19'00 (6.25m max x 5.79m)

Downstairs WC

Bedroom One
15'10 x 11'10 (4.83m x 3.61m)

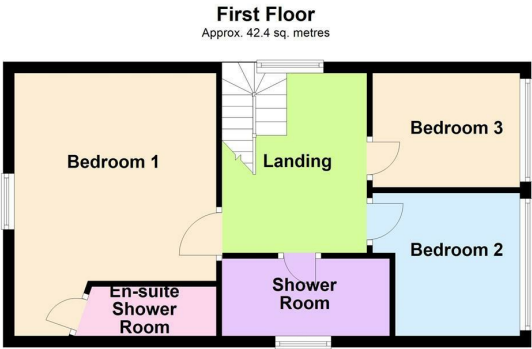
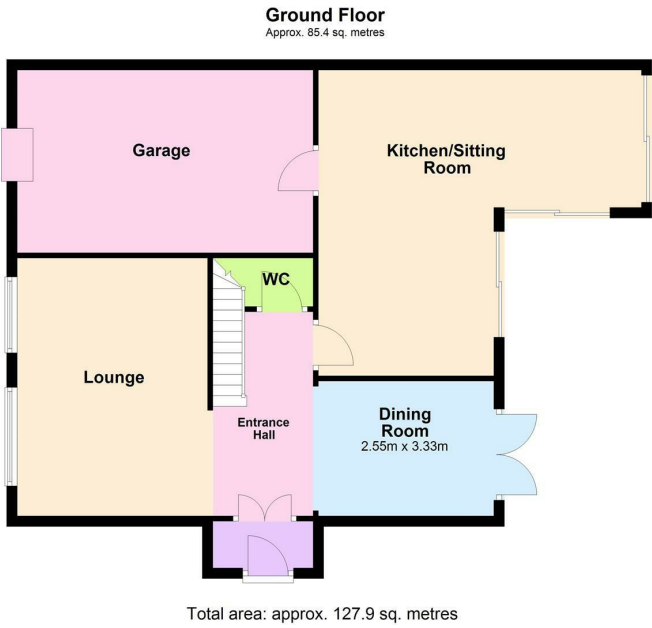
En-Suite Shower Room

Bedroom Two
11'00 x 8'05 (3.35m x 2.57m)

Bedroom Three
11'00 x 7'11 (3.35m x 2.41m)

Family Bathroom
9'00 x 6'01 (2.74m x 1.85m)

Garage
18'07 x 8'09 (5.66m x 2.67m)

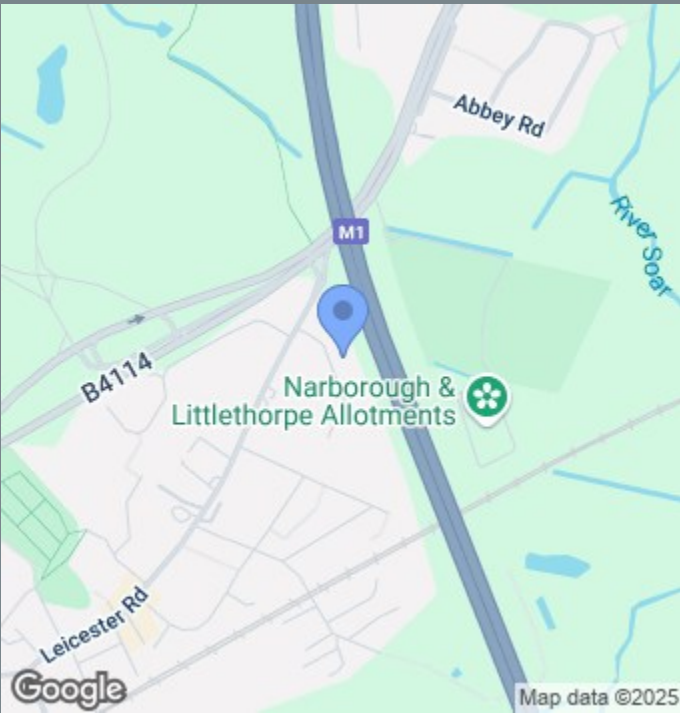


OVERVIEW

- Three Spacious Bedrooms
- Detached Family Home
- Garage & Ample Driveway
- Extended Kitchen Diner
- Family Shower Room & En-Suite Shower Room
- Stylish Living Room
- Modern Property Throughout
- EPC Rating - tbc
- Freehold Property
- Council Tax Band - C

LOCATION LOCATION....

Roy Close in Narborough is situated in a quiet, residential part of this well-regarded Leicestershire village. The area is known for its friendly community feel and convenient access to local amenities. Surrounded by greenery and tucked away from the busier roads, it offers a peaceful environment that still benefits from excellent transport links, including nearby road networks and a train station with routes into Leicester and beyond. The surroundings are primarily residential, with a mix of family homes and well-maintained properties, giving the neighbourhood a settled and welcoming atmosphere. Nearby, there are schools, parks, shops, and local pubs that contribute to the village charm, making Roy Close a desirable location for those looking for a balance of tranquility and accessibility.



THE INSIDE STORY

Tucked away on the sought-after Roy Close in Narborough, this beautifully presented three-bedroom home boasts impressive kerb appeal and a paved driveway, setting the tone for what lies beyond. Step inside and you're greeted by a welcoming entrance hall that leads to a separate stylish lounge, flooded with natural light thanks to two generous windows at the front. The property also offers a separate dining room ideal for family meals with patio doors opening onto the rear garden, perfect for entertaining or relaxing on warmer days.

A downstairs WC adds convenience, but the standout feature is the spacious, well-appointed kitchen. With ample storage, built-in appliances and room to move, it's truly the heart of the home. Just off the kitchen, the extended sitting area provides a bright and versatile space, also with patio doors that lead out to the private, non-overlooked rear garden.

Upstairs, there are three well-proportioned bedrooms—two with fitted wardrobes. The main bedroom benefits from its own en suite shower room, while the modern family bathroom is fitted with a sleek shower, WC, sink, and hand basin.

Offering both space and comfort in a quiet yet convenient location, this home is ideal for families or those looking to upsize. Viewings are highly recommended to fully appreciate all that this property has to offer.

