

FLOOR PLAN

DIMENSIONS

Entrance Hall  
10'10 x 3'09 (3.30m x 1.14m)

Dining Kitchen  
14'08 x 12'11 max (4.47m x 3.94m max)

Lounge  
14'08 x 10'03 (4.47m x 3.12m)

Sun Room  
9'05 x 9'05 (2.87m x 2.87m)

Downstairs Cloakroom  
5'03 x 3'04 (1.60m x 1.02m)

Landing

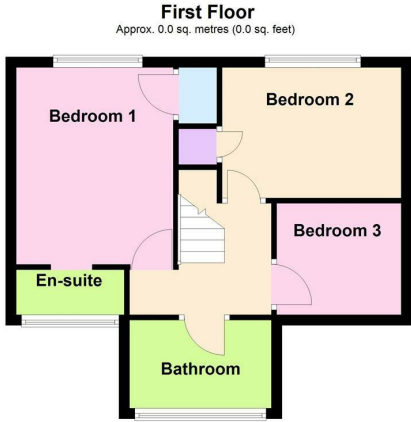
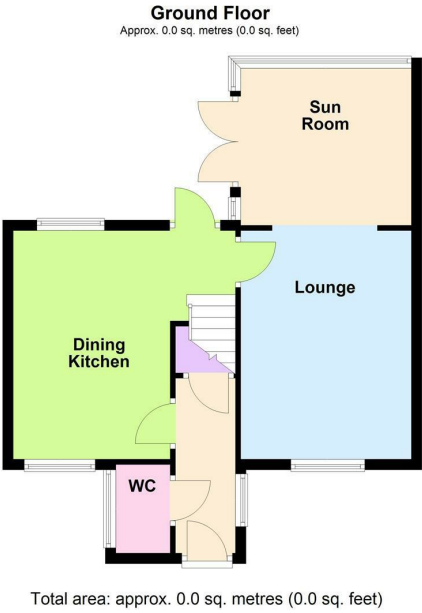
Bedroom One  
11'07 x 9'09 (3.53m x 2.97m)

En Suite  
2'05 x 6'10 (0.74m x 2.08m)

Bedroom Two  
8'02 x 10'03 (2.49m x 3.12m)

Bedroom Three  
6'01 x 7'04 (1.85m x 2.24m)

Family Bathroom  
5'04 x 7'08 (1.63m x 2.34m)





# OVERVIEW

- Double Fronted Detached Family Home
- Cul De Sac Location & Corner Plot
- Entrance Hall & Dining Kitchen
- Lounge & Sun Room
- Downstairs Cloakroom
- Three Bedrooms
- En Suite To Primary & Family Bathroom
- Driveway & Garage
- Landscaped Garden
- EER - D, Freehold, Tax Band - C

# LOCATION LOCATION....

The Pastures in Narborough is a peaceful and well-regarded residential development located in the heart of South Leicestershire. Blending the charm of village life with modern convenience, the area is popular with families, professionals, and retirees alike. Residents enjoy easy access to local amenities in Narborough village, including shops, cafes, a post office, and a medical centre, while larger retail and leisure options are available at nearby Fosse Park and Meridian Leisure Park. Excellent transport links — including Narborough train station and the M1 and M69 motorways — make commuting to Leicester, Birmingham, and beyond straightforward. The development itself features a variety of modern homes set along quiet, tree-lined streets, with green spaces and play areas contributing to its friendly, community-focused atmosphere. The area also benefits from access to reputable schools, making it a desirable location for those seeking a well-connected yet tranquil place to call home.



# THE INSIDE STORY

Tucked away on a generous corner plot in a lovely village, this delightful double-fronted detached residence offers the perfect blend of comfort, character and practicality. From the moment you arrive, the home's timeless kerb appeal, framed by mature greenery, sets the tone for the inviting interior that awaits. Step through the front door into a welcoming entrance hall, where natural light pours in and a handy understairs storage cupboard keeps everyday essentials neatly tucked away. The heart of the home is the spacious dining kitchen — a warm and sociable space, ideal for everything from weekday breakfasts to celebratory dinners. With a generous array of wall and base units, the kitchen offers ample storage and preparation space. Dual-aspect windows to the front and rear flood the room with light, while there's more than enough room to comfortably accommodate a dining table and chairs — perfect for gathering family and friends. The elegant lounge is a true haven of relaxation, complete with a charming feature fireplace that invites cosy evenings in. This lovely room flows seamlessly into the sun room — a light-filled retreat overlooking the rear garden, with French doors opening out onto a beautifully landscaped haven. Upstairs, the home continues to impress. A landing leads to three well-proportioned bedrooms, including a serene primary suite with its own en suite shower room. A stylish family bathroom serves the remaining bedrooms, offering both comfort and convenience for the whole household. Outside, the property continues to delight. A driveway and garage provide ample parking, while the rear garden is a true sanctuary — lovingly tended and bursting with colour, featuring an abundance of flowers, two peaceful seating areas, and plenty of space to enjoy the fresh village air.

