1a Lutterworth Road Blaby, Leicester, LE9 1RG
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ESTATE AGENTS

Room Sizes

Entrance Hall

Living Room
16'09 max x 11'10 max

Dining Kitchen
11'10 x 7'11

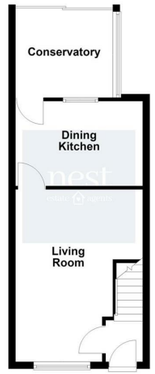
Conservatory
8'11 x 8'01

Bedroom One
8'11 x 11'08

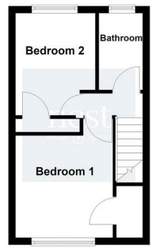
Bedroom Two
6'09 x 10'09

Bathroom
4'09 x 7'09

Ground Floor



First Floor





Fletchers Close, Narborough, Leicester LE19 2PX

Price Guide £199,950

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?
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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.

The Story Begins

- Offered To The Market With No Upper Chain
- Beautiful Home Situated In A Cul-De-Sac
- Spacious Living Room With Electric Fireplace
- Fitted Kitchen With Integrated Appliances
- Conservatory Offering Versatile Additional Living Space
- Two Bedrooms & Bathroom
- Enclosed Rear Garden With Lawn And Area For Outdoor Furniture
- Dedicated Off-Road Parking
- Price Guide £199,950 - £209,950
- Freehold Energy Rating - C Council tax band - B

Location Is Everything

Narborough is a highly sought-after village in Leicestershire, celebrated for its picturesque setting and strong sense of community. With its mix of historic buildings and modern amenities, the village offers a perfect balance of rural tranquillity and convenience. Residents enjoy easy access to essential services, local shops, and welcoming pubs, all contributing to Narborough's friendly atmosphere. The area is well-connected, with excellent transport links, including a nearby railway station that provides regular services to Leicester and Birmingham. Additionally, the village is surrounded by scenic countryside, offering numerous opportunities for outdoor leisure activities. Families are drawn to Narborough for its well-regarded schools and the overall quality of life it offers, making it a desirable location to settle and thrive.











Inside Story

Situated in a cul-de-sac position, this beautiful home presents an excellent opportunity for a range of buyers, in particular first home owners. Offered to the market with no upward chain, we highly recommend an internal viewing to fully appreciate everything this property has to offer.

Upon entering, the entrance hall leads through to a spacious living room, offering ample space for multiple sofas and featuring a gas fireplace, creating a cosy and welcoming atmosphere during the colder months. The kitchen is fitted with a range of wall and base units, complemented by marble-effect worktops and a selection of integrated appliances, including an oven, induction hob and extractor hood. There is also plumbing for a washing machine and space for a fridge freezer.

Sliding doors lead from the kitchen into the conservatory, a fantastic additional reception space enjoying views over the rear garden. Offering versatile use, this room would make an ideal dining area or additional sitting room, whilst providing the perfect spot to relax and enjoy the garden.

To the first floor, there are two bedrooms, comprising a double bedroom and a single bedroom, both benefiting from built-in storage. Completing the accommodation is the family bathroom, fitted with a bath and overhead shower, wash basin and WC.

Externally, the rear garden is predominantly laid to lawn, with a paved area to the far end providing an ideal space for outdoor entertaining and relaxing. A rear gate also provides convenient access for taking bins in and out. Further benefits include dedicated off-road parking.
Price Guide £199,950 - £209,950



