

1a Lutterworth Road Blaby, Leicester, LE9 1RG
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Room Sizes

Entrance Vestibule
3'04 x 4'01

Living Area
11'06 x 15'05

Dining Area
10 x 8'02

Kitchen
11'02 x 8'03

Sun Room
17'05 x 9'06

Bedroom One
11'03 x 10'04

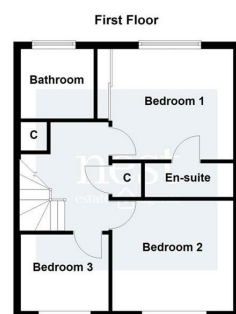
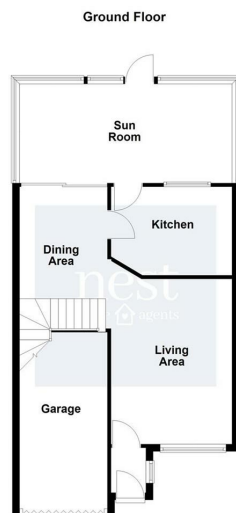
Bedroom Two
11'03 x 10'01

Bedroom Three
8'06 x 7'03

En-Suite
8'09 x 3'01

Bathroom
6'04 x 6'03

Garage



Burrows Close, Narborough, Leicester LE19 2RG

£325,000

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.

The Story Begins

- Detached Family Home
- Entrance Vestibule
- Cosy Living Room & Dining Area
- Fitted Kitchen
- Sun Room
- Three Bedrooms
- Family Bathroom & En-Suite Shower Room
- Enclosed Garden
- Garage & Driveway
- Freehold EPC - C Council Tax Band - D

Location Is Everything

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. Narborough is situated south of the city and is within easy reach of motorway networks and Narborough train station. Being a rural village there are ample footpaths, bridle ways and cycle routes in the area too. A truly lovely place to live.



Inside Story

This lovely home in the sought-after village of Narborough has been lovingly maintained by the current owner and is now ready to welcome its next owners. Offering spacious and versatile accommodation throughout, this property is perfect for families and professionals alike.

Upon entering through the entrance vestibule, you are welcomed into a cosy living room which seamlessly opens into the dining area, providing ample space for a family dining table. Sliding doors from the dining room lead into the bright and airy sun room, allowing an abundance of natural light to flow throughout the ground floor.

The fitted kitchen comprises wooden wall and base units with contrasting worktops, an integrated oven with gas hob and extractor fan above. There is space for an American-style fridge freezer, an additional fridge/freezer, and plumbing for a washing machine.

The sun room is a fantastic addition to the home, surrounded by windows and enjoying plenty of natural light, creating the perfect space to relax or entertain.

Upstairs, the master bedroom benefits from built-in wardrobes and a fully tiled en-suite shower room. The second bedroom is a spacious double, whilst the third bedroom offers versatile accommodation to suit a variety of needs, with the current security camera system controlled from this room.

The family bathroom is finished with matching tiling and comprises a bath with overhead shower, wash hand basin and WC.

Externally, the rear garden is mainly laid to lawn with a patio seating area, ideal for outdoor entertaining. To the front, the property benefits from a driveway, electric vehicle charging point, and garage with electric garage door access.

Early viewing is highly recommended to fully appreciate all this wonderful home has to offer.

