

JAMES  
SELICKS

POETS' CORNER

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2C TENNYSON STREET  
NARBOROUGH, LEICESTERSHIRE  
LE19 3FD

OFFERS OVER £500,000



Located within the sought after "Poets Area" of Narborough, this attractive, detached bungalow offers spacious, stylish accommodation with a superb conservatory, four bedrooms and two bathrooms, enveloped within beautiful grounds.

Entrance hall • cloakroom • dining room • kitchen • sitting room • conservatory • master bedroom • en-suite • three further bedrooms • bathroom • driveway • double garage • terraced courtyard • paved & lawned garden • summerhouse • EPC – tbc

#### Accommodation

A part-glazed wooden door opens into a charming brick porch with feature lighting, leading through an inner door to a welcoming entrance hall. Here, oak flooring and a window overlooking the courtyard set a warm tone, and a conveniently located cloakroom houses a two-piece suite.

To the left of the hallway lies the main living accommodation. The spacious dining room features a side-facing window, a sun tunnel for additional natural light, oak flooring, and loft access. The elegant 'L'-shaped sitting room boasts a square bay window to the front, an additional side window, and French doors opening into the conservatory. A striking gas living flame effect fire is set into the chimney breast, complemented by oak flooring throughout. The Edwardian-style conservatory, constructed in brick and uPVC, features wood laminate flooring and heating, creating a delightful space to relax while enjoying garden views.

The kitchen is well-appointed with a range of white eye-level and base units, stone-effect work surfaces, tiled splashbacks, and a stainless steel sink with mixer tap beneath a courtyard-facing window. Integrated appliances include a Bosch stainless steel double oven, dishwasher, and a five-ring gas hob with a stainless steel/glazed extractor fan. There is also space and plumbing for a fridge-freezer, washing machine, and tumble dryer. Inset ceiling spotlights, tiled flooring, and access to a practical lobby, complete with glazed loggia roof and doors front and rear to enhance the functionality of the space.

The bedroom accommodation is situated to the right of the main hallway. The master bedroom features a bay window to the front, an extensive range of built-in wardrobes and drawers, inset ceiling spotlights, and a modern en-suite. The en-suite is fitted with an inset WC and wash hand basin with storage below, a mirrored cabinet with lighting above, a glazed shower enclosure, chrome heated towel rail, part-tiled walls, and tiled flooring.

Bedroom two is a generous double room with a front-facing window, built-in over-bed wardrobes and drawers, and inset ceiling spotlights. Bedroom three is also a double with a side window, while bedroom four is currently used as a study, featuring fitted storage and a window to the side. A stylish family bathroom completes the interior, offering an opaque glazed window to the front, inset ceiling spotlights, a chrome heated towel rail, enclosed WC, an inset wash hand basin with storage below and an electric shaver point above, a small bath, and a corner shower enclosure.







### Outside

The property is approached via a herringbone-patterned paved driveway providing ample parking for two vehicles, along with a double garage equipped with electric doors, power, and lighting. The beautifully landscaped garden surrounds the home, featuring a west-facing lawn and seating area, a terraced courtyard, a pergola with mature planting, and a generous paved patio, ideal for enjoying the evening sun.

### Location

Narborough is a vibrant and sought-after village offering a range of amenities including a GP surgery, dental practice, salon, Post Office, supermarket, restaurant and public house. Located approximately five miles south-west of Leicester city centre, it is ideally positioned for access to the M1 and M69 motorway junctions and Fosse Retail Park. The village also boasts its own railway station, with direct links to Leicester to the north, Hinckley, Nuneaton, Coventry, and Birmingham to the south and west, making it an excellent choice for commuters.

**Tenure:** Freehold

**Local Authority:** Blaby District Council, **Tax Band:** D

**Conservation Area:** None.

**Services:** Offered to the market with all mains services and gas-fired central heating.

**Broadband delivered to the property:** Fibre, speed unknown.

**Wayleaves, Rights of Way & Covenants:** None our Clients are Aware of.

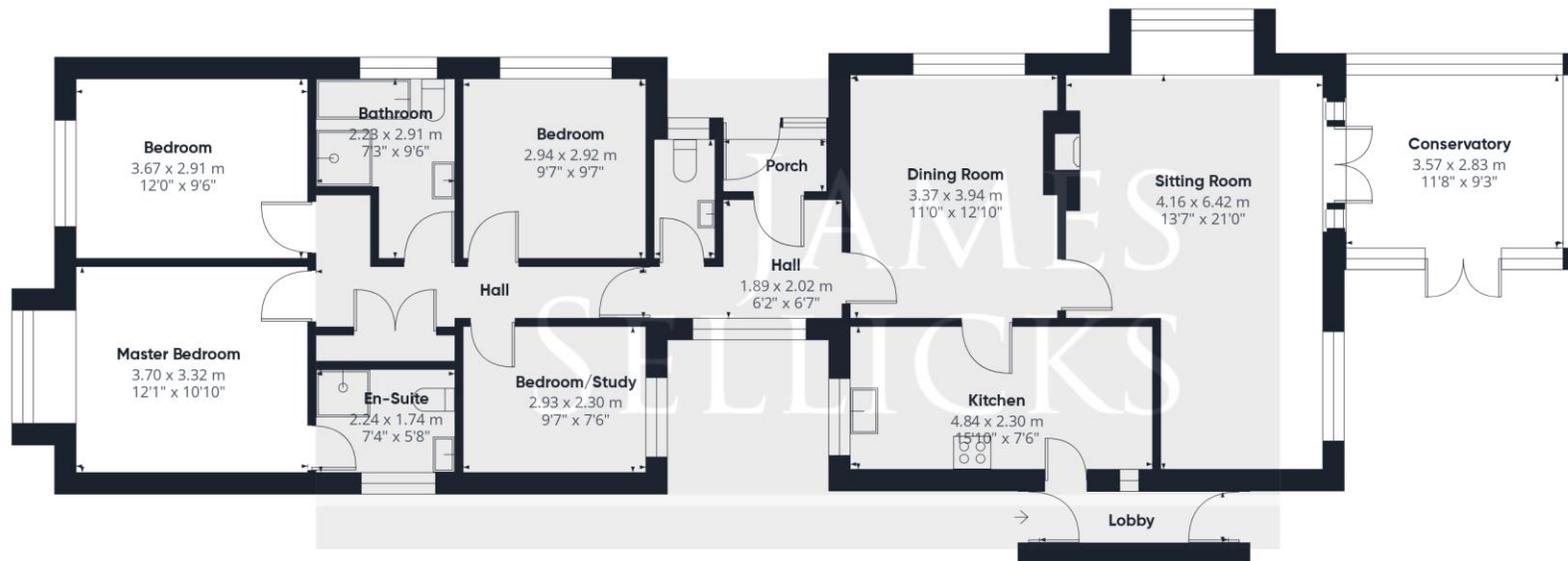
**Flooding issues in the last 5 years:** None our Clients are Aware of.

**Accessibility:** Single-storey property, no specific accessibility modifications made.

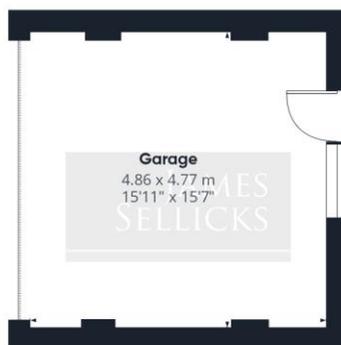
**Planning issues:** None our Clients are Aware of.







Floor 1 Building 1



Floor 1 Building 2

Approximate total area<sup>(1)</sup>

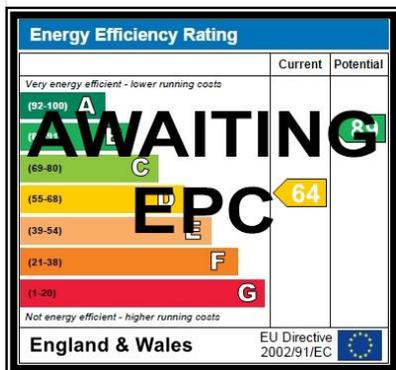
148.3 m<sup>2</sup>  
1596 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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#### Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

