1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
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ESTATE AGENTS

Room Sizes

Living Room
15'8 x 11'8

Dining Kitchen
11'8 x 8'9

Conservatory
10'7 x 8

Timber Building
22'9 x 7'1

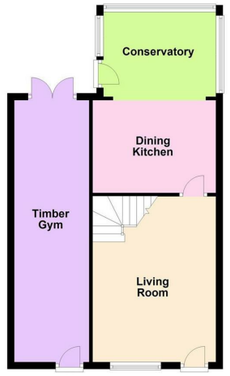
First Floor Landing
6'9 x 2'6

Bedroom One
11'8 x 8'9

Bedroom Two
11'8 x 7'5

Bathroom
8'7 x 4'5

Ground Floor



First Floor





Meadow Court, Narborough LE19 3DX

£245,000

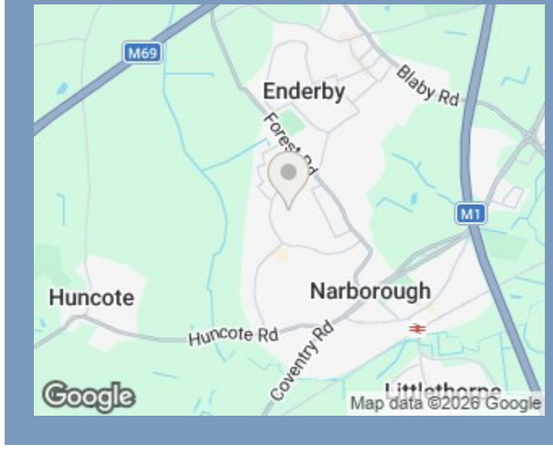
FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased 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

- Wonderful Semi Detached Home
- Driveway For Approximately Three Vehicles
- Landscaped Rear Garden
- Living Room & Kitchen
- Conservatory With French Doors
- Timber Built Building
- Two Double Bedrooms & Bathroom
- Ideal First Home
- Energy Rating C
- Freehold & Council Tax Band B - Blaby District Council

Location Is Everything

Narborough is a popular and well-connected village offering an excellent range of local amenities, including a variety of shops, three primary schools, restaurants, public houses, a post office, pharmacy, medical centre, dentist and library.
Situated to the south of Leicester, the village benefits from convenient access to the motorway network and its own train station, making it ideal for commuters. For those who enjoy the outdoors, Narborough offers plenty of lovely countryside walks, footpaths, bridleways and cycle routes to explore.
Combining everyday convenience with a charming village atmosphere and easy access to the surrounding countryside, Narborough is a wonderful place to call home.











Inside Story

Situated in the sought-after Meadow Court area of Narborough, this semi-detached home was built in 1990 and occupies a lovely plot and position. Offering well-presented accommodation, a landscaped rear garden and parking for up to three vehicles, this property would make an ideal first home.
Upon entering, you are welcomed into the living room, which features tasteful décor, a useful seated storage area and stairs rising to the first floor.
The dining kitchen is fitted with a range of wall and base units, work surfaces, a sink and drainer, integrated oven, hob and extractor fan, together with space for additional appliances. A breakfast bar provides the perfect spot for informal dining, while the kitchen opens into the conservatory, creating a wonderful social space with room for a formal dining table. French doors lead directly out to the rear garden, making this an ideal setting for entertaining family and friends.
To the first floor are two generous double bedrooms and a well-appointed bathroom fitted with a white suite.
Outside, the rear garden offers a retreat, with a patio area ideal for outdoor dining and relaxation. A particular highlight is the timber side shed, offering an excellent dedicated space for fitness enthusiasts or the flexibility to create a home office, hobby room or additional storage area to suit your needs.
Further benefits include a driveway providing off-road parking for up to three vehicles. The property is situated towards the end of a cul-de-sac, with an open green space at the end, adding to the pleasant setting.
Located in this popular area of Narborough, this delightful home combines comfortable living spaces, versatile outdoor features and practical parking. An ideal first-time purchase in a lovely location, early viewing is highly recommended to fully appreciate all that this home has to offer.



