

Room Sizes

Entrance Hallway

Sitting Room

11'07 x 10'11

Living Room

11'11 x 13'7

Dining Room

11'11 x 12'6

Kitchen

10 x 13'10

Utility

10 x 7'11

Family Room/Bedroom Four

11'05 x 13'07

Shower Room

5 x 8'07

Bedroom One

14 x 9'09

Bedroom Two

13'11 x 12

Bedroom Three

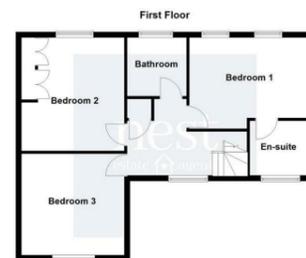
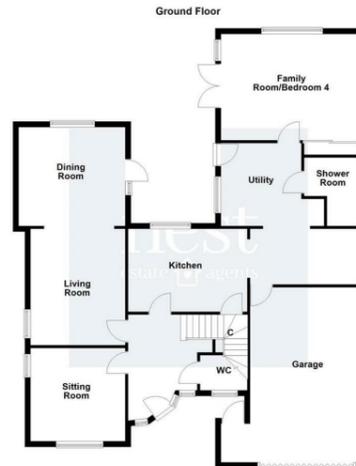
11'1 x 11

Bathroom

6'06 x 6'05

Garage

21'06 x 13'04



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

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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.

Copt Oak Road, Narborough, Leicester LE19 3EF

£549,000

The Story Begins

- Beautiful Exclusive Detached Home
- Entrance Hallway
- Superb Living & Dining Room
- Fitted Kitchen & Utility With Matching Cupboards
- Sitting Room & Family Room/ Bedroom Four
- Downstairs WC & Shower Room
- Three Double Bedrooms To The First Floor
- Family Bathroom & En-Suite To Master Bedroom
- Enclosed Garden, Garage & Off Road Parking
- Freehold EPC - D Council Tax Band - E

Location Is Everything

Set on one of Narborough's most sought-after areas, Copt Oak Road enjoys an exceptional setting within this popular and well-connected village. Narborough offers an excellent range of everyday amenities, including local shops, three primary schools, restaurants and traditional public houses, as well as a post office, pharmacy, medical centre, dentist and library.

Positioned to the south of Leicester, the village provides easy access to motorway networks and Narborough train station, making it particularly convenient for commuters. Yet despite this connectivity, Narborough retains a pleasingly rural character, with an abundance of nearby footpaths, bridleways and cycle routes to enjoy. A superb place to call home.



Inside Story

Welcome to this exquisite three/four-bedroom detached home, offering a perfect blend of traditional elegance and contemporary style. With generous space and plenty of character throughout, it is ideal for family living. Upon entering, you are greeted by a welcoming hallway leading to versatile accommodation. The sitting room features a fireplace, creating a warm and inviting space to relax.

The lounge/diner is perfect for both everyday living and entertaining, with a dining area ideal for meals with family and friends, a door open onto a delightful covered seating area, while a picturesque feature window overlooks the beautifully maintained garden.

The kitchen/diner is a real highlight, featuring a stylish shaker design, plumbing for a dishwasher, space for a range cooker, and room for a table and chairs perfect for lunches and morning coffee. Adjacent to the kitchen, an inner lobby area leads to the utility room with matching cupboards, as well as access to the garage. A ground-floor shower room adds welcome convenience for busy family life.

Completing the ground floor is an additional reception room, ideal as a family room, home office, or fourth bedroom for teenagers or visiting guests.

Upstairs, there are three generously sized double bedrooms. The principal bedroom is a true retreat with an en suite shower room. Two further double bedrooms, one with built-in wardrobes, are served by the family bathroom.

Outside, the property sits on a good-sized plot with off-road parking and a garage. The mature, enclosed rear garden is a private sanctuary perfect for entertaining or enjoying peaceful moments outdoors.

