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

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ESTATE AGENTS

Room Sizes

Entrance Hallway

Open Plan Living, Dining & Kitchen
26'01 max x 23'09 max

Lounge
16'03 x 11'09

Snug
11'02 x 8'08

Play Room
7'9 x 16'05

Utility
11'10 x 5'02

Study 1
8'07 x 7'08

Study 2
8'01 x 7'08

WC

Bedroom One
17'02 x 20'06

Bedroom Two
10'07 x 8'05

Bedroom Three
8'04 x 11'08

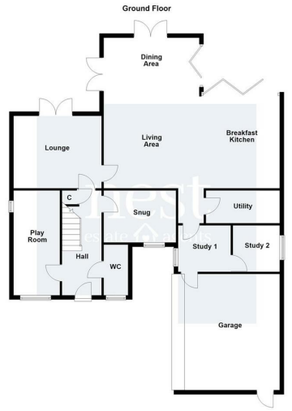
Bedroom Four
9'02 x 8'01

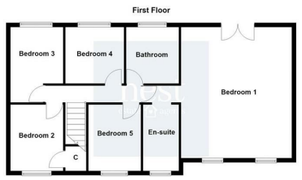
Bedroom Five
10'07 x 8'07

Bathroom
8'05 x 8'05

En-Suite
5'07 x 10'06

Garage
17'10 x 14'04





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
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.

Primrose Close, Narborough, Leicester LE19 3FW

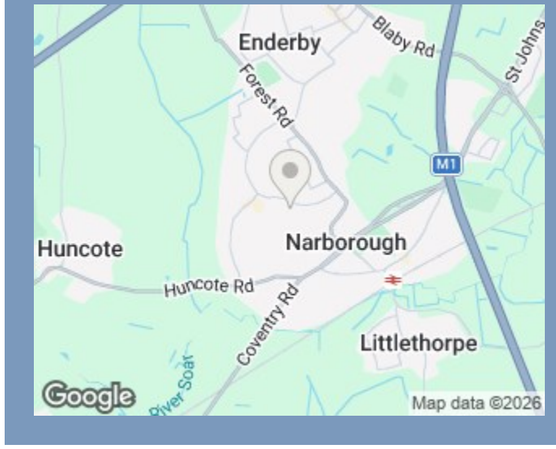
£650,000

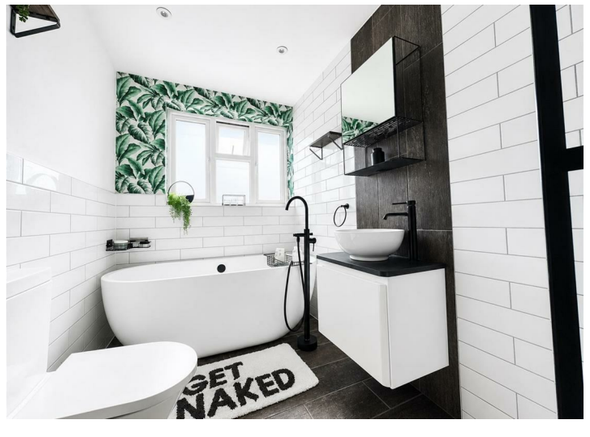
The Story Begins

- Outstanding extended executive home situated on the sought-after Pastures, occupying an impressive corner plot.
- A welcoming entrance hall creates a stylish first impression and sets the tone for the space beyond.
- The spacious lounge features double doors, bringing the outside in and flooding the room with natural light.
- A fantastic playroom offers the perfect family-friendly space, ideal for children, hobbies or relaxing.
- The wow-factor kitchen living area is a true cook's delight, with quality fittings, dining space and room for sofas.
- A practical utility room and two separate studies make this home ideal for modern family life and working from home.
- Five generous bedrooms include a stunning master with en-suite, plus a stylish contemporary family bathroom.
- The landscaped garden offers a variety of attractive seating and entertaining areas to enjoy throughout the day.
- A generous driveway and double garage with electric door provide excellent off-road parking and superb storage space.
- Freehold Council Tax Band - E EPC rating C

Location Is Everything

Narborough is a highly regarded and well-served Leicestershire village, popular with families, professionals and commuters alike. The village offers an excellent range of local amenities, including everyday shops, cafés, pubs, restaurants, schools and leisure facilities, while still retaining a welcoming village feel. Narborough also benefits from superb transport links, with its own train station providing access towards Leicester and Birmingham, along with convenient road connections to the M1, M69 and Leicester city centre.
Primrose Close is situated within a desirable residential area of Narborough, enjoying a lovely setting while remaining within easy reach of the village centre and its amenities. The location is ideal for those looking for a quiet family-friendly environment, with local schools, parks, countryside walks and commuter routes all close by. This makes the property perfectly placed for modern family living in one of Narborough's most popular village locations.



Inside Story

An exceptional executive detached family home offering beautifully presented, spacious and highly versatile accommodation, perfectly designed for modern family living and entertaining. From the moment you arrive, the property creates a real sense of style and presence, with a generous driveway providing ample off-road parking and access to a double garage.
Beginning your journey around this outstanding home, the welcoming entrance hall sets the tone for the impressive interiors beyond.
The ground floor offers an outstanding range of living spaces, including a spacious lounge, playroom, cosy snug and a superb additional reception room that can be adapted to suit a variety of needs. The stunning fitted kitchen forms the true heart of the home and is a real cook's delight, finished with quality fittings and designed for both everyday family life and entertaining. This light and spacious room features bifold doors, Velux windows and a central seating island with a double sink, complete with dining and seating areas ideal for family gatherings and entertaining guests.
Further practicality is provided by a utility room and two separate studies, making the home perfect for those seeking flexible work-from-home space. Underfloor heating spreads across the living & dining kitchen, utility room and both of the study rooms.
To the first floor, there are five well-proportioned bedrooms, including a beautiful master bedroom with en-suite shower room, along with a stylish family bathroom serving the remaining bedrooms.
Outside, the landscaped enclosed rear garden is a wonderful retreat, mainly laid to lawn with attractive seating areas perfect for alfresco dining, relaxing and enjoying time with family and friends. This is a truly impressive home that combines space, style, flexibility and comfort in equal measure, making it an outstanding choice for buyers seeking a wow-factor family residence.