

FLOOR PLAN

DIMENSIONS

Hallway

Lounge
16'08 x 11'10 (5.08m x 3.61m)

Dining Area
9'09 x 11'10 (2.97m x 3.61m)

Breakfast Kitchen
14'06 x 9'05 (4.42m x 2.87m)

Utility Room
7'03 x 7'07 (2.21m x 2.31m)

Downstairs Cloakroom
5'09 x 3'04 (1.75m x 1.02m)

Landing

Bedroom One
11'05 x 11' (3.48m x 3.35m)

En Suite
3'04 x 8'05 (1.02m x 2.57m)

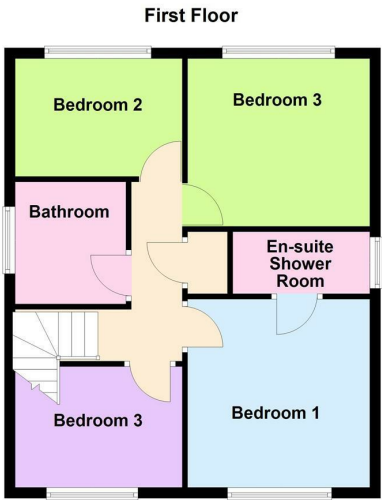
Bedroom Two
9'10 x 10'10 (3.00m x 3.30m)

Bedroom Three
7'04 x 10'02 (2.24m x 3.10m)

Bedroom Four
7'01 x 10'04 (2.16m x 3.15m)

Bathroom
7'02 x 6'11 (2.18m x 2.11m)

Garage
17'05 x 8'06 (5.31m x 2.59m)



OVERVIEW

- Spacious Family Home On Fabulous Plot
- Great Location & No Upward Chain
- Hallway & Downstairs Cloakroom
- Lounge & Dining Area
- Breakfast Kitchen & Utility
- Four Bedrooms
- En Suite To Primary & Family Bathroom
- Driveway & Garage
- Landscaped Garden
- EER - C, Freehold, Tax Band - E

LOCATION LOCATION....

Hardwicke Road is located within the popular Pastures estate in Narborough, a well-regarded residential area known for its strong community feel and family-friendly environment. The development offers a peaceful setting while remaining close to a range of local amenities, including shops, supermarkets, caf  s and everyday services within Narborough village centre. Families are particularly well catered for, with reputable primary schools and nearby secondary schooling within easy reach. Residents also benefit from nearby green spaces and pleasant walking routes, including access to the River Soar and canal pathways, ideal for outdoor recreation. The area is well positioned for commuters, with Narborough railway station providing direct links to Leicester and Birmingham, along with convenient access to the M1 and M69 motorway networks and regular bus services. Combining a modern estate setting with village convenience and strong connectivity, the Pastures estate remains a highly desirable place to live.



THE INSIDE STORY

Occupying a fabulous & generous plot in a great location, this spacious detached family home is offered to the market with no onward chain, presenting a wonderful opportunity for a smooth move & the chance to create a long-term family home. Upon entering, you are welcomed into a bright entrance hallway that sets the tone for the well-proportioned accommodation throughout. The lounge is a comfortable & inviting space, featuring a bay window to the front aspect that fills the room with natural light, along with a charming fireplace creating a cosy focal point—perfect for relaxing or entertaining. An archway leads through to the dining area, offering a seamless flow between spaces & creating a sociable layout ideal for family meals or hosting guests. With patio doors opening out to the garden, this room enjoys a lovely connection to the outdoors & plenty of natural light. The breakfast kitchen is both practical & full of potential, fitted with a range of wooden cabinets & contrasting work surfaces. A breakfast bar provides a great spot for informal dining, morning coffee, or socialising while cooking. A separate utility room adds further convenience, keeping the main kitchen space organised, while a downstairs cloakroom completes the ground floor. Upstairs, the landing leads to four well-proportioned bedrooms, offering excellent flexibility for growing families, guest accommodation, or working from home. The primary bedroom benefits from its own en suite shower room, while the family bathroom serves the remaining bedrooms. Externally, the property truly stands out. A driveway to the front provides off-road parking for multiple vehicles & leads to a garage with an electric door, offering both convenience & security. The landscaped rear garden is a real highlight, well established & thoughtfully designed, featuring attractive flowered borders, a lawn & a patio area, creating the perfect space for relaxing, entertaining, or enjoying time outdoors

