

FLOOR PLAN

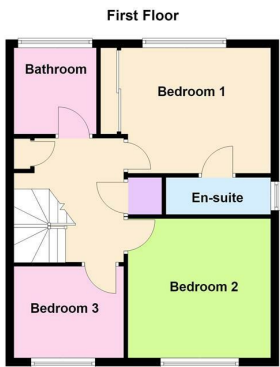
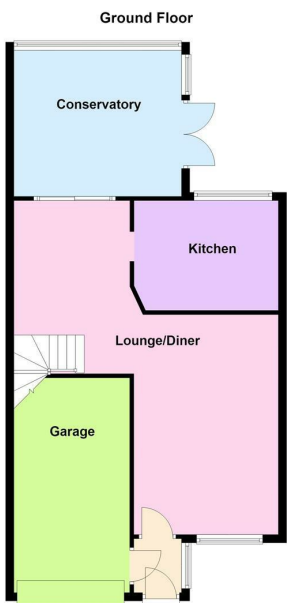
DIMENSIONS

- Porch**
4'1 x 3'6 (1.24m x 1.07m)
- Lounge**
15'05 x 11'06 (4.70m x 3.51m)
- Dining Area**
13'7 x 8'2 (4.14m x 2.49m)
- Kitchen**
8'4 x 11'3 (2.54m x 3.43m)
- Conservatory**
11'9 x 13'3 (3.58m x 4.04m)

- Landing**
- Bedroom One**
10'3 x 13'2 (3.12m x 4.01m)

- En Suite**
- Bedroom Two**
10'2 x 11'3 (3.10m x 3.43m)

- Bedroom Three**
7'4 x 8'5 (2.24m x 2.57m)
- Bathroom**
6'5 x 6'6 (1.96m x 1.98m)



OVERVIEW

- Beautiful Detached Family Home
- Fabulous Village Location
- No Onward Chain
- Porch & Open Plan Lounge Diner
- Modern Kitchen & Consevatory
- Three Good Sized Bedrooms
- Family Bathroom & En Suite To Primary
- Driveway & Garage
- Lovely Rear Garden
- EER - tbc, Freehold, Tax Band - D

LOCATION LOCATION....

Burrows Close enjoys a peaceful position within the ever-popular village of Narborough, offering the perfect blend of village charm and modern convenience. The village centre is within easy reach and provides an excellent range of everyday amenities, including independent shops, caf  s, pubs, restaurants, supermarkets, a pharmacy, GP surgeries and other essential services, while nearby Fosse Park Shopping Centre and Meridian Leisure Park offer an extensive choice of retail, leisure and dining options. Families are well catered for with a selection of highly regarded schools nearby, including Greystoke Primary School, Red Hill Field Primary School, The Pastures Primary School and Brockington College. Narborough has a welcoming community feel, with local clubs, sporting facilities and events taking place throughout the year, creating a wonderful place to put down roots. Those who enjoy the outdoors will appreciate the abundance of nearby green spaces, playing fields and picturesque countryside walks, with scenic footpaths and cycle routes surrounding the village. Commuters are equally well served, with Narborough Railway Station providing direct services to Leicester and Birmingham, while Junction 21 of the M1 and the M69 are just a short drive away, offering excellent road connections across the Midlands. Regular bus services also link the village with Leicester city centre and the surrounding areas, making Burrows Close an ideal location for families, professionals and anyone looking to enjoy a well-connected village lifestyle.



THE INSIDE STORY

Offered to the market with no onward chain, this spacious detached family home enjoys a lovely village setting, offering the perfect blend of peaceful surroundings and everyday convenience. Beautifully presented throughout, the property provides generous & versatile accommodation, making it an ideal choice for growing families or those simply looking for more space to enjoy. Step inside through the welcoming porch into the entrance hall, where you'll discover a spacious lounge diner designed with both relaxation & entertaining in mind. The lounge is centred around a feature fireplace, creating a cosy focal point, while a large front-facing window fills the room with natural light. Solid oak flooring flows throughout, adding warmth & character, with ample space for comfortable seating & a family dining table. Patio doors from the dining area lead seamlessly into the conservatory, providing an additional reception space that can be enjoyed all year round, whether as a relaxing garden room, children's playroom or entertaining area. French doors open directly onto the rear garden, effortlessly connecting indoor & outdoor living. The newly fitted kitchen has been stylishly updated with contemporary gloss-finish cabinetry, offering plenty of storage and workspace for keen cooks, making it both practical & attractive for everyday family life. Upstairs, the landing leads to three well-proportioned bedrooms, each offering flexibility for family members, guests or those working from home. The generous primary bedroom benefits from fitted wardrobes & its own en suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom. Outside, the property continues to impress with a driveway providing ample off-road parking, leading to the garage. The enclosed rear garden offers a wonderful space to enjoy throughout the warmer months, with a patio perfect for outdoor dining & entertaining, alongside a lawn where children & pets can play.

