

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

### Lounge

23'5" x 14'11"

### Kitchen

14'6" x 13'5"

### Dining Room

18'6" x 12'4"

### Study

11'1" x 8'5"

### Downstairs WC

### Utility Room

### Pantry

### Bedroom One

13'5" x 13'5"

### Shower Room

### Bedroom Two

18'8" x 12'4"

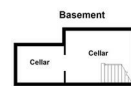
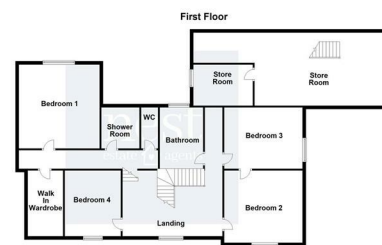
### Bedroom Three

15'1" x 13'10"

### Bedroom Four

15'3" x 10'0"

### Bathroom



Markyate House, Narborough, Leicester LE19 2DF  
Price Guide £595,000

**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

- Outstanding Residence With Endless Possibilities
- Retaining Reminders Of Its Heritage
- Extensive Living Space Inside & Out
- Lounge, Kitchen & Separate Dining Room
- Study, Utility Room & Downstairs WC
- Four Bedrooms, Bathroom & Separate Shower Room
- Cellar & Several Storage Rooms
- Beautiful Wrap Around Gardens
- Off Road Parking & Garage
- Freehold - EPC Rating D, Council Tax F

# Location Is Everything

Markyate House is a superb example of the substantial period properties on Leicester Road that are popular for their, charm, individuality, character and location. Providing kerb appeal and set back from the road behind hedging, this wonderful home demands an internal viewing. Narborough lies approximately six miles from Leicester City Centre and boasts an array of facilities to meet most needs for day to day shopping and leisure. Within a ten minute drive, wider facilities are available at Blaby, Fosse Park and Meridian Shopping, Entertainment and Business Centre. There are three Primary Schools and there are ample footpaths, bridleways and cycle routes in the area whilst within a ten minute drive there is an array of further leisure facilities catering for most interests. Narborough really does have it all as is a sought after location to live, Narborough village is charming and still has a train station.



# Inside Story

Outstanding residence which works wonderfully for a family while retaining reminders of its heritage and has stood the test of time. It has everything the modern-day family needs, with four bedrooms and extensive living inside and out. Stepping through into the grand entrance hall, there is stone flagged flooring and an oak staircase leading to the first floor. The living accommodation offers versatility & consists of a study/playroom with cast iron period fireplace, a sitting room which is charming with a feature bay window to front elevation & French Window with views over the garden, feature period fireplace with ornate surround & mantle & feature stripped flooring. A formal dining room with feature bay window to front, feature period fireplace with open grate, cast iron surround & inset tiling, slate mantle, wood flooring & three arched recess adding character. The heart of this home is found in kitchen diner, with a range of built in cupboards with working surfaces over, inset sink, plumbing for dishwasher, fireplace recess with space for range, sash window to rear overlooking the beautiful garden. The utility is fitted with a Belfast sink, with decorative tiled flooring & doors leading to the rear aspect & to the walk in pantry with half glazed door giving access to rear garden & down to the cellar. To the first floor there is a galleried balustrade staircase with doors leading into the four well-proportioned bedrooms. The master bedroom has a feature period fireplace & sash window to rear elevation & access leads into the walk in wardrobe and shower room. The bathroom has a cast iron enamel bath with feet, wash hand basin, wc, radiator, sash window to rear elevation & feature wooden panelling to dado height. There is also a separate wc. Externally this home has a pretty garden that wraps around the house, outside workshop that is waiting to be utilised to suit your family's needs. There is off road parking and a garage with access leading into the property.

