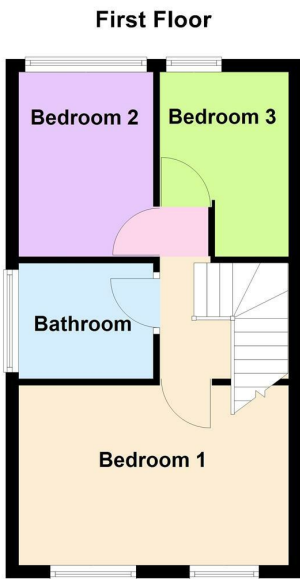
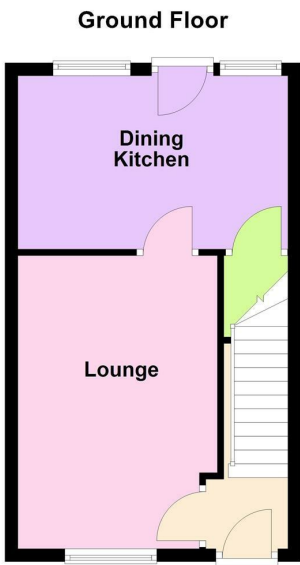


FLOOR PLAN

DIMENSIONS

- Entrance Hall
- Lounge
14'11 x 10' (4.55m x 3.05m)
- Dining Kitchen
8'08 x 13'02 (2.64m x 4.01m)
- Landing
- Bedroom One
8'02 x 13'04 (2.49m x 4.06m)
- Bedroom Two
9'03 x 6'07 (2.82m x 2.01m)
- Bedroom Three
9'03 x 6'04 max (2.82m x 1.93m max)
- Bathroom
5'11 x 6'05 (1.80m x 1.96m)

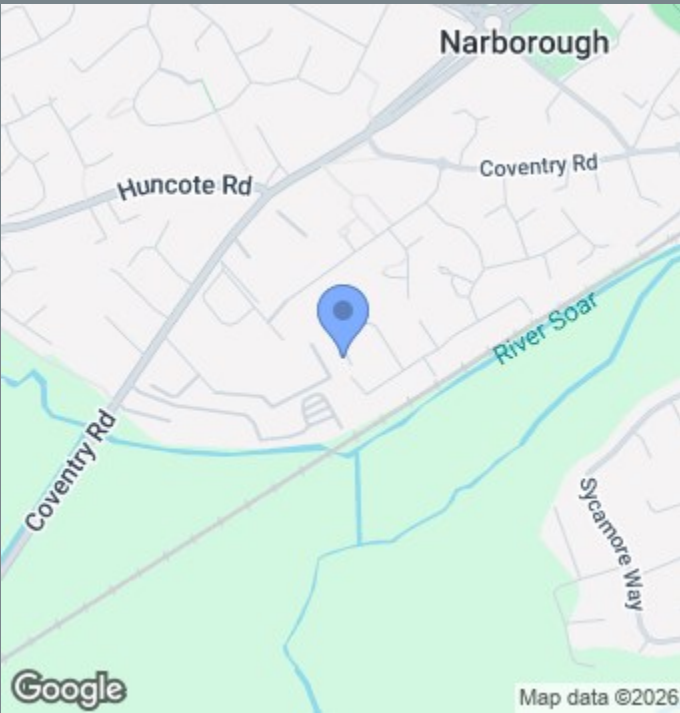


OVERVIEW

- Ideal First Time Buy
- Fabulous Location
- Spacious Lounge
- Dining Kitchen
- Two Bedrooms
- Modern Bathroom
- Driveway & Lovely Garden
- Viewing Is Advised
- EER Rating - C, Freehold
- Council Tax Band - B

LOCATION LOCATION....

Robotham Close is located within the highly regarded village of Narborough, a popular residential area known for its strong community feel and excellent local amenities. The village centre offers a variety of shops, supermarkets, cafés, pubs and everyday services, providing convenient day-to-day living, with further retail and leisure facilities available at nearby Fosse Park and Leicester city centre. Families are well served by reputable local schools, including Narborough Church of England Primary School and nearby secondary schools in the surrounding area. Residents also benefit from access to nearby parks and green spaces such as Narborough Park and scenic countryside walks along the River Soar and canal pathways. Robotham Close is particularly well positioned for commuters, with Narborough railway station offering direct routes to Leicester and Birmingham, along with convenient access to the M1 and M69 motorway networks and regular bus services into Leicester and neighbouring towns. Combining village charm with excellent connectivity and amenities, Narborough remains a highly desirable place to live.



THE INSIDE STORY

Tucked away on a quiet cul-de-sac, this lovely semi-detached home offers well-proportioned accommodation and presents an ideal first-time purchase or step onto the property ladder. A welcoming hallway leads through to the spacious lounge, a bright and comfortable room perfect for relaxing at the end of the day or gathering with friends and family. To the rear of the property is the dining kitchen, designed to be both practical and sociable. Fitted with sleek white gloss finish units complemented by contrasting worktops, it provides ample storage and preparation space. There is room for a dining table and chairs, creating a great spot for everyday meals, entertaining or working from home, while a door opens directly onto the garden, allowing indoor and outdoor living to blend easily. Upstairs, the landing leads to what was originally two generous double bedrooms. The current owner has thoughtfully added a stud wall to create three separate bedrooms, offering flexibility for family living, a nursery or home office, and this could easily be returned to its original layout if preferred. The accommodation is completed by a family bathroom fitted with a crisp white three-piece suite. Externally, the property benefits from a driveway to the front, providing off-road parking. To the rear, the enclosed garden enjoys plenty of sunshine and features a patio area ideal for outdoor seating, along with a lawn that offers space for children to play or for relaxing during warmer months. A fantastic opportunity to acquire a versatile and well-located home in a popular residential setting.

