

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

Room Sizes

Entrance Hallway

5'1 x 15'3

Living Room

24'5 max x 12'5 max

Dining Room

11'09 x 10'5

Kitchen

10'8 x 10'6

Utility

7'9 x 6'3

Downstairs Family Bathroom

14'4 x 7'9

Bedroom One

13'9 x 11

Bedroom Two

10'05 x 10'9

Bedroom Three

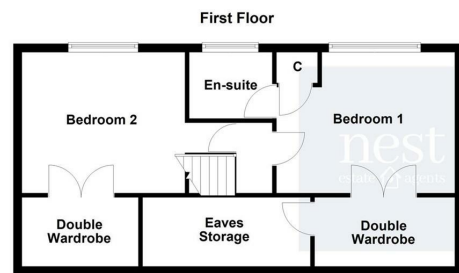
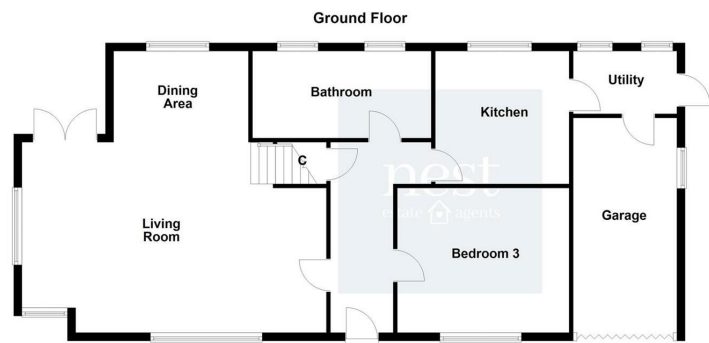
13'9 x 11'7

En-Suite

6'5 x 5'3

Garage

8'4 x 17'2



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.

Tennyson Street, Narborough, Leicester LE19 3FD

£450,000

The Story Begins

- Spacious Wonderful Detached Home
- Bright Living Room For Entertaining
- Open-Plan Family Dining Area
- Bedroom To Ground Floor Or Versatile Additional Lounge
- Fitted Kitchen With Garden Views
- Utility Room And Integral Garage
- Family Bathroom With Five-Piece Suite
- Two Double Bedrooms Upstairs With Fitted Wardrobes And An En- Suite Shower Room
- Private Garden With Patio Area - Room To Side For Extension Subject To Local Planning Consent
- Freehold EPC - D Council Tax Band - C

Location Is Everything

Narborough is a highly sought-after village in Leicestershire, celebrated for its picturesque setting and strong sense of community. With its mix of historic buildings and modern amenities, the village offers a perfect balance of rural tranquillity and convenience. Residents enjoy easy access to essential services, local shops, and welcoming pubs, all contributing to Narborough's friendly atmosphere. The area is well-connected, with excellent transport links, including a nearby railway station that provides regular services to Leicester and Birmingham. Additionally, the village is surrounded by scenic countryside, offering numerous opportunities for outdoor leisure activities. Families are drawn to Narborough for its well-regarded schools and the overall quality of life it offers, making it a desirable location to settle and thrive.



Inside Story

Welcome to this wonderful detached home, ideally situated in the highly sought-after Poets area of Narborough. Offering excellent potential, and subject to the necessary planning consents, the property provides scope for extension and further development. Having versatile accommodation throughout, this fantastic home must be viewed internally to be fully appreciated. Beautifully maintained by the current owners, the property offers flexible living space ideal for a range of buyers. Entering into the welcoming hallway, you are greeted by a stylish tiled floor and neutral décor that continues throughout the property. The lounge is a lovely open space featuring a focal fireplace and a cosy seating area positioned near the French doors, which open directly onto the garden. The lounge flows seamlessly into the formal dining area, creating a wonderful space for both everyday living and entertaining. The kitchen is fitted with a range of wall and base units complemented by contrasting work surfaces and benefits from a range cooker with extractor fan and sink drainer unit. From here, you can enjoy pleasant views over the rear garden. Leading on from the kitchen is a practical utility room with space for a washing machine and dryer, along with a courtesy internal door providing access into the garage.

The beautiful family bathroom is fitted with a five-piece suite comprising a walk-in shower, bath, pedestal wash hand basin, WC and bidet, all complemented by a heated towel rail.

There are three generously sized double bedrooms in total, one located on the ground floor and two to the first floor. Both upstairs bedrooms benefit from ample built-in wardrobes, while the principal bedroom also enjoys an en-suite shower room.. Externally, the property continues to impress with a front garden, driveway leading to the garage and side double gates providing access to additional hardstanding. The rear garden offers a lovely lawn, flower borders and a patio seating area. Just Lovely.

