

## Room Sizes

### Entrance Hall

### Living Room

15'5 x 13'10

### Kitchen/Dining Room

17'2 x 9

### Conservatory

9'9 x 9'6

### Bedroom One

11'4 x 10'11

### Bedroom Two

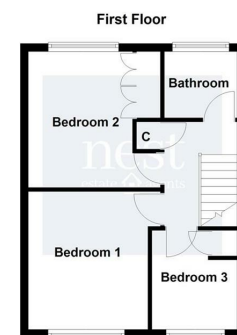
11'2 x 11

### Bedroom Three

8'2 x 6'9

### Family Bathroom

### Garage



**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

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**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.

Camellia Close, Narborough, Leicester LE19 3WL

£315,000

# The Story Begins

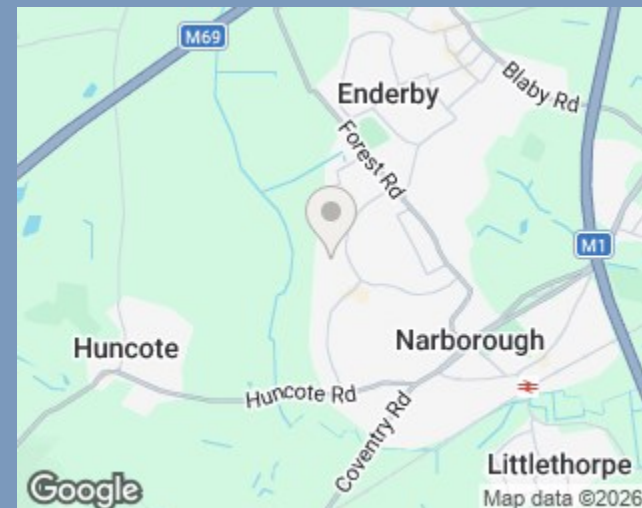
- Detached Family Home
- Well Presented Throughout
- Entrance Hallway & Living Room
- Dining Kitchen
- Bright Conservatory
- Three Bedrooms
- Family Bathroom
- Enclosed & Maintained Garden
- Driveway & Detached Garage
- Freehold EPC - C Council Tax Band - C

# Location Is Everything

Narborough is a well-connected and highly regarded village within the civil parish of Blaby, Leicestershire. Ideally suited to commuters, the village benefits from excellent transport links, including easy access to the M1 motorway, Narborough Railway Station, and regular bus services.

The village provides a wide range of local amenities, including doctors' surgeries, a dentist, opticians, a hardware store, hairdressers, a post office, chemists, newsagents, a bakery, takeaways, and several churches. Two supermarkets and three public houses further enhance the convenience and lifestyle on offer.

Narborough is particularly attractive to families, with three well-regarded primary schools nearby: Greystoke Primary School, The Pastures Primary School, and Red Hill Field Primary School. With a strong community atmosphere and excellent facilities, Narborough remains a popular and desirable place to live.



# Inside Story

This attractive three-bedroom detached home is located in the highly sought-after and well-connected village of Narborough, offering spacious and well-balanced accommodation ideal for families, professionals, and commuters alike.

The ground floor begins with a welcoming entrance hall that provides access to all principal living areas. The bright and comfortable lounge is positioned to the front of the property and features a fireplace, creating a warm and inviting space for relaxation. To the rear, the generously sized dining kitchen offers an excellent hub for everyday family life and entertaining, with a range of fitted units providing ample storage and worktop space, as well as room for a dining table. From the kitchen, there is direct access into the conservatory, which floods the space with natural light and enjoys views across the rear garden. This versatile room can be used as an additional sitting area, dining space, or home office.

To the first floor, the property offers three well-proportioned bedrooms, comprising two spacious double bedrooms and a good-sized single bedroom, all served by a family bathroom fitted with a white suite.

Externally, the property benefits from a lawned front garden and a driveway providing ample off-road parking, leading to a detached garage with power and lighting, offering excellent storage or workshop potential. The rear garden is well maintained and thoughtfully arranged, featuring a paved patio area ideal for outdoor dining, a neat lawn, and well-established boundaries that provide a good degree of privacy. This outdoor space is both practical and enjoyable, making it perfect for entertaining, children, or pets.

