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

Room Sizes

Living Room
11'02 x 11'10

Dining Room
12'05 x 11'11

Kitchen
7 x 16'07

Bedroom One
11'03 x 11'06

Bedroom Two
10'05 x 12'07

Bathroom
14'10 x 7

Outside Storage







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.

Victoria Street, Narborough, Leicester LE19 2DQ

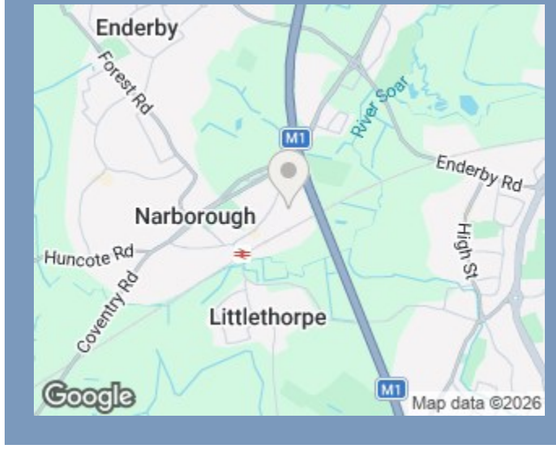
£215,000

The Story Begins

- Victorian Mid-Terraced Home In The Heart Of Narborough
- Welcoming Living Room With Attractive Feature Fireplace
- Separate Dining Room, Perfect For Entertaining Family And Friends
- Fitted Kitchen With Garden Access
- Understairs Storage Space
- Two Spacious Double Bedrooms On The First Floor
- Family Bathroom With A Four-Piece Suite Including Separate Shower Cubicle
- Enclosed Rear Garden With Shared Side Access
- Freehold
- EPC - D Council Tax Band - B

Location Is Everything

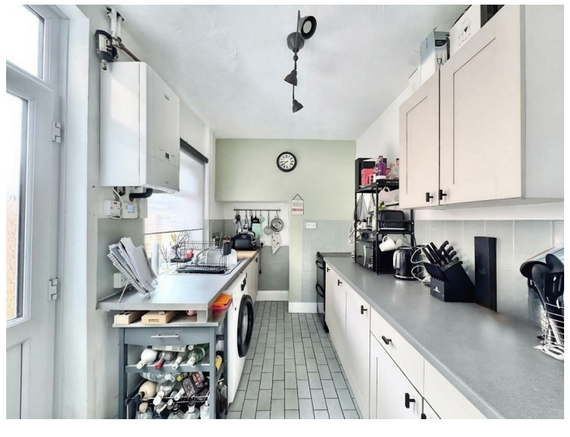
Narborough enjoys an array of amenities, with a good selection of local shops, three primary schools, restaurants, public houses, post office, pharmacy, medical centre, dentist, library the list goes on. Narborough is situated south of the city and is within easy reach of motorway networks and Narborough train station. Being a rural village there are ample footpaths, bridle ways and cycle routes in the area too.











Inside Story

A fantastic opportunity to acquire this beautifully presented two-bedroom mid-terraced Victorian home, ideally situated in the heart of the highly sought-after Narborough Village. Offering a wealth of character and well-proportioned accommodation throughout, this delightful property would make an ideal first-time purchase or investment opportunity.

The home begins with a welcoming living room featuring an attractive fireplace, creating a warm and inviting living space. Beyond this is a separate dining room, perfect for entertaining family and friends, with ample space for a dining table and chairs. There is handy understairs storage space perfect for coats and shoes. To the rear, the fitted kitchen offers a range of wall and base units, an oven with electric hob, sink and drainer, plumbing for a washing machine, and direct access to the garden.

Upstairs, the first-floor landing leads to two generous double bedrooms that both include built in storage space. The spacious family bathroom is fitted with a white four-piece suite comprising a low-level WC, wash hand basin, bath, and separate shower cubicle with power shower.

Externally, the property benefits from a fully enclosed rear garden, accessed via a shared side passage. The garden also features a useful brick-built outbuilding, providing excellent storage and versatile outdoor space.

Early viewing is highly recommended to fully appreciate the accommodation, character, and convenient village location on offer.

