

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

Room Sizes

Hallway
13'2 x 4'1 max

Downstairs WC
6'7 x 2'9

Living Room
15'1 max x 13 min

Dining Room
10 x 9'2

Kitchen
13 x 9'1

First Floor Landing
15'4 x 6'1

Bedroom One
12'6 x 11'7 max

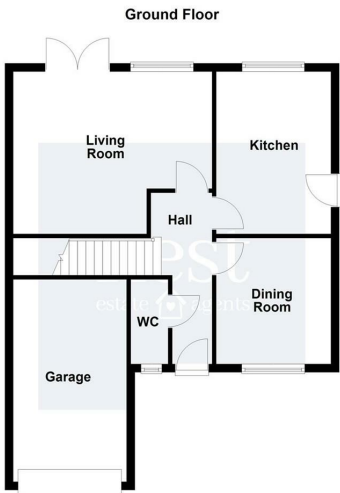
Bedroom Two
10'3 x 9'6

Bedroom Three
10'6 x 8'7

Bedroom Four
8'5 x 6'6

Bathroom
6'6 x 5'8

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

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.

Hemlock Close, Narborough, Leicester LE19 3SZ

Price Range £375,000

The Story Begins

- Detached Family Home
- Ample Potential To Extend - Subject To Planning
- Cul-De-Sac Location
- Driveway For Several Vehicles & Garage
- Entrance Hallway & Downstairs WC
- Fitted Kitchen, Living Room & Dining Room
- First Floor Landing & Bathroom
- Four Bedrooms & Ensuite Shower Room
- Generous Rear & Side Garden
- Energy Rating C, Freehold and Council Tax Band D, Price Range £375,000-£385,000

Location Is Everything

Narborough is a vibrant village that offers an appealing mix of modern amenities and a welcoming community feel. Residents enjoy a variety of local shops, including grocery stores, independent boutiques, and essential services, providing day-to-day convenience right on the doorstep. The village is home to several pubs and restaurants, making it an ideal spot for dining out or enjoying a relaxed evening with friends. Families are well catered for, with reputable schools and plenty of green spaces perfect for outdoor activities and family outings. Narborough is exceptionally well-connected, benefiting from excellent transport links. The M1 and M69 motorways are easily accessible, offering straightforward commutes to Leicester, Hinckley, and beyond. Efficient bus services and nearby train links further enhance connectivity for both work and leisure. With its strong sense of community, great amenities, and convenient location, Narborough is a desirable place to call home.



Inside Story

Situated in a cul-de-sac on the sought-after Pastures development, this detached family home offers a superb location next to the popular Whistle Way walking route and within close proximity to a highly regarded primary school. Tucked away in a corner plot, the property boasts excellent kerb appeal with a generous driveway providing off-road parking for several vehicles and access to a garage.

Internally, the home offers well-planned accommodation throughout. The entrance hallway leads to a convenient downstairs WC. To the front, the dining room offers versatility as a formal dining area, family room or playroom. The living room features a central fireplace and French doors opening onto the rear garden, creating a bright and welcoming space. The kitchen is fitted with a range of wall and base units, work surfaces, a twin bowl inset sink, integrated oven, hob, and extractor fan, with additional space for appliances.

Upstairs, there are four well-proportioned bedrooms. The main bedroom benefits from fitted wardrobes and a private en-suite shower room. A modern family bathroom with a white three-piece suite and neutral tiling serves the remaining bedrooms.

Externally, the home features a lawned front garden with gated side access. To the side, there is a decked seating area, and the generous rear garden offers a lawned area and storage shed. The spacious plot also provides potential for extension, subject to the relevant planning consents.

This attractive home combines flexible living space, a fantastic location, and future potential—ideal for families seeking a long-term home in a desirable area. Price Range £375,000 - £385,000

