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nest
ESTATE AGENTS

Room Sizes

Porch

Hallway

5'05 x 14'11

Living & Dining Room

24'10 x 9'11

Kitchen

5'05 x 7'11

Bedroom One

9'11 x 11'05

Bedroom Two

7'08 min x 11'03

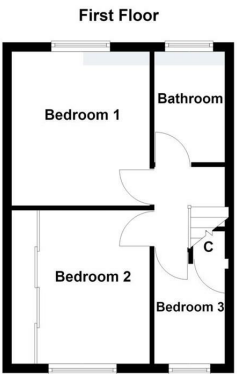
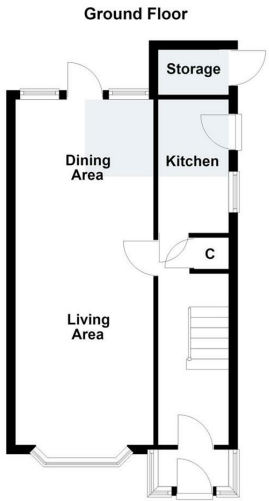
Bedroom Three

5'08 x 8

Bathroom

5'06 x 8

Garage



Chaucer Street, Narborough, Leicester LE19 3EH

£279,950

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.

The Story Begins

- Wonderful Traditional Home
- Desirable Poets Area Of Narborough
- No Upward Chain
- Hallway & Kitchen
- Living & Dining Room
- Three Bedrooms
- Family Bathroom With Separate Shower
- Stunning & Generous Garden
- Driveway & Garage
- Freehold, Awaiting Energy Rating & Council Tax Band B

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

This wonderful traditional home is situated within the popular Poets area of Narborough and is offered for sale with no upward chain. Occupying a generous plot, the property offers excellent scope for extension, subject to the necessary planning consents, while retaining much of its charm and character. An internal viewing is highly recommended.

Approaching the property, a private driveway, bordered by mature hedging, provides off-road parking and leads to the garage with up-and-over door.

Stepping inside, the welcoming entrance hall creates an immediate homely feel, with stairs rising to the first floor and doors leading to the main living accommodation.

The bright and spacious living and dining room benefits from dual-aspect natural light, with a bay window to the front and glazed doors opening onto the rear garden. Wooden flooring and two feature fireplaces add warmth and character to this lovely room, which provides an ideal space for both relaxing and entertaining.

The kitchen is fitted with a range of wall and base units, incorporating a sink and drainer, built-in oven, hob and extractor fan, with a traditional quarry tiled floor. Adjacent to the kitchen is a useful outside storage area with plumbing for a washing machine and space for a tumble dryer.

To the first floor are three bedrooms, comprising two generous double rooms and a single bedroom. Both the first and third bedrooms benefit from built-in storage. The family bathroom features a classic roll-top bath, separate shower cubicle, wash hand basin and low-level WC.

The rear garden is a real highlight and has clearly been lovingly cared for over the years. A gardener's delight, it features an abundance of mature plants, shrubs and fruit trees, alongside lawned areas, a vegetable growing area, small pond, decorative gravel and greenhouse.

Offering character, potential, a generous garden and a desirable Narborough location, this lovely home is not to be missed.

