

## Room Sizes

### Entrance Hallway

### Living Room

15'4 x 11'2

### Dining Area

14'8 x 11'7

### Kitchen

15'1 x 7'8

### First Floor Landing

### Bedroom Two

12'3 x 11'7

### Bedroom Three

12'8 x 9'6

### Bedroom Four

9'4 x 6'11

### Bedroom Five / Study

7'2 x 6'2

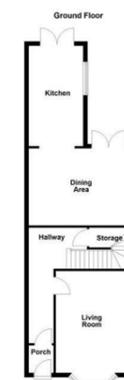
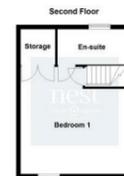
### Family Bathroom

### Second Floor Landing

### Bedroom One

16'8 max x 16'2 max

### En-Suite Bathroom



Coventry Road, Narborough, Leicester LE19 2GB  
Price Guide £360,000

**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.

# The Story Begins

- Three Storey Period Palisaded Villa
- Sought After Narborough Village
- Entrance Hallway & Sitting Room
- Dining Room & Kitchen
- First Floor Landing & Family Bathroom
- Three Bedrooms
- Second Floor Main Bedroom & En-Suite Bathroom
- Paved Frontage & Enclosed Rear Garden
- Energy Rating E Council Tax Band B & Freehold
- PRICE GUIDE £360,000 - £370,000

# 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 tranquility 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 splendid period palisaded villa on Coventry Road offers a delightful blend of character and charm. Spanning three floors, this property boasts four well-proportioned bedrooms, making it an ideal family home or a spacious retreat for those seeking room to grow. This property presents a wonderful opportunity for its new owner to infuse their personal touch and take it into its next phase of life. With its prime location and spacious accommodation, this home is not to be missed.

Upon entering, you are welcomed by a generous entrance hallway with a staircase that rises to the first floor. A comfortable sitting room to the front aspect features a bay window that floods the space with natural light and a lovely feature fireplace, perfect for cosy evenings. The dining room seamlessly connects to a kitchen that is fitted with stylish units and enhanced by French doors that open onto the garden, creating an inviting space for entertaining and family gatherings.

The first floor comprises a family bathroom with a three piece suite and a corner shower cubicle and three inviting bedrooms, providing ample space for family or guests. Ascend to the second floor, where you will find the main bedroom with velux windows and complete with an en-suite bathroom, offering a private sanctuary for relaxation.

Externally, the property features a paved frontage with potential for off-street parking, a valuable asset in this desirable area. The rear garden is a highlight, featuring patio areas ideal for al fresco dining, a lawn and gated side access for convenience.

PRICE GUIDE £360,000 - £370,000

