

## Room Sizes

### Entrance Hallway

### Kitchen/Living Area

18'03 x 21'10

### Playroom

7'09 x 11'07

### WC

4'11 x 2'04

### Utility

7'08 x 5

### Bedroom One

9'11 x 14'01

### Bedroom Two

9'05 x 11'10

### Bedroom Three

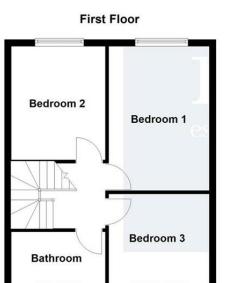
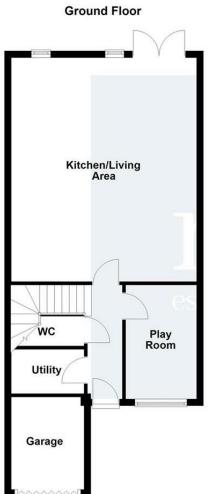
9'10 x 8'08

### Bathroom

5'06 x 9'06

### Garage

7'09 x 10'05



**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](mailto:sara@nestestateagents.co.uk) who will be pleased to arrange an appointment to view. Or visit our website at [www.nestestateagents.co.uk](http://www.nestestateagents.co.uk)

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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 Burrows, Narborough, Leicester LE19 3WS**

**£399,950**

# The Story Begins

- Beautiful Detached Home
- Entrance Hallway
- Spacious Kitchen And Dining/Living Room
- Playroom
- Utility & Downstairs WC
- Three Bedrooms
- Family Bathroom
- Enclosed Garden & Off Road Parking
- Freehold
- EPC - E Council Tax Band - D

## Location Is Everything

The Burrows sits in a lovely position, standing proudly back from the road. 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. A truly lovely place to live.



## Inside Story

In our opinion in one of Narborough's most sought-after roads, The Burrows. This stunning three-bedroom detached house presents an exceptional opportunity for family living. The property boasts a stylish and extended layout, thoughtfully designed to cater to the demands of modern life.

Upon entering, you are greeted by a welcoming entrance that leads into a superbly planned ground-floor space. The flexible reception room offers versatility, serving as a playroom, home office, or snug, depending on your needs. A separate utility room enhances practicality, equipped with plumbing for both a washing machine and tumble dryer, and is complemented by a convenient downstairs WC, which was once part of the garage.

At the heart of the home lies an impressive open-plan dining kitchen and living area, ideal for both family life and entertaining guests. The contemporary kitchen is beautifully equipped with an integrated fridge and freezer, double oven, induction hob with extractor, and dishwasher, alongside ample storage. This bright and sociable space allows for a dining table and sofas, making it perfect for everything from busy mornings to cosy evenings in. French doors seamlessly connect the living area to a lovely rear garden, inviting the outdoors in. The first floor features three well-proportioned double bedrooms, providing ample space for family members or guests. A modern family bathroom completes this level, featuring a separate shower and bath, WC, and wash basin.

The rear garden is predominantly laid to lawn, with patio and wooden decking areas that are perfect for al fresco dining, summer entertaining, and enjoying family time outdoors. To the front, the property benefits from off-road parking and a single garage, providing additional storage and convenience.

This superb family home, set in a highly desirable location, offers a perfect blend of comfort, style, and practicality, making it an ideal choice for those seeking a new place to call home.

