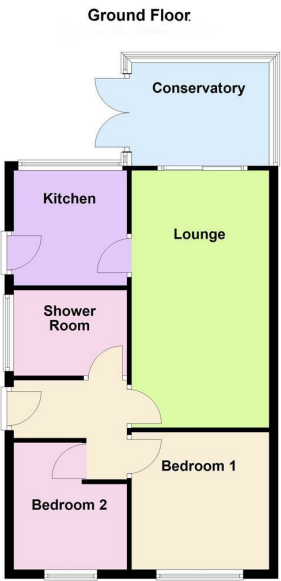


FLOOR PLAN

DIMENSIONS

- Entrance Hall
- Lounge  
17'10 x 9'09 (5.44m x 2.97m)
- Kitchen  
8'03 x 8'03 (2.51m x 2.51m)
- Coonservatory  
7'02 x 10'03 (2.18m x 3.12m)
- Bedroom One  
10' x 9'09 (3.05m x 2.97m)
- Bedroom Two  
9'11 x 8'03 max (3.02m x 2.51m max)
- Shower Room  
6'01 x 8'03 (1.85m x 2.51m)



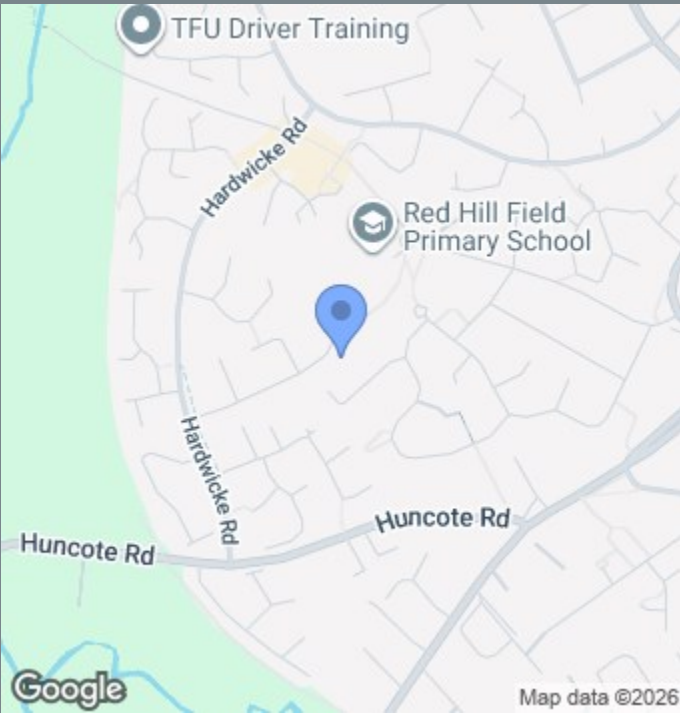


# OVERVIEW

- Beautiful Bungalow In Fabulous Location
- No Onward Chain
- Entrance Hall & Spacious Lounge
- Kitchen & Conservatory
- Two Bedrooms
- Modern Shower Room
- Driveway & Garage
- Lovely Rear Gardem
- Viewing Essential
- EER - D, Freeholds, Tax Band - B

## LOCATION LOCATION....

Woodhouse Road in Narborough is a highly desirable location, offering the perfect balance of village charm and modern convenience. Situated in a peaceful and friendly area, it's ideal for families and professionals alike. The village boasts an excellent range of local amenities including independent shops, caf  s, pubs, and everyday essentials, while larger retail options such as Fosse Park are just a short drive away. The area is well served by reputable local schools and nurseries, making it a great choice for those with children. Commuters will appreciate the superb transport links — Narborough Railway Station is nearby, providing direct services to Leicester, Birmingham, and beyond, while easy access to the M1 and M69 motorways ensures convenient road connections. For those who enjoy the outdoors, there are plenty of scenic walks, parks, and green spaces in and around Narborough, perfect for leisurely strolls or family days out. Combining a welcoming community, excellent amenities, and outstanding connectivity, Woodhouse Road in Narborough offers a wonderful setting for comfortable and enjoyable living.



## THE INSIDE STORY

*This beautiful bungalow is perfectly positioned in a great location and offered for sale with no onward chain, making it an ideal move-in-ready home. Modern throughout and thoughtfully designed, it offers a wonderful blend of comfort, style & practicality all on one level. A welcoming entrance hall leads into the bright & airy lounge, where a feature fireplace creates a lovely focal point and patio doors open into the conservatory —an inviting space to enjoy your morning coffee, relax with a good book, or take in the peaceful garden views all year round. The modern kitchen is both stylish and functional, providing plenty of workspace and storage, perfect for preparing meals or entertaining guests. There are two well-proportioned bedrooms, each offering a cosy retreat, with flexibility to use one as a guest room, study, or hobby space if desired. The contemporary shower room features a luxurious double walk-in shower, adding a touch of spa-like comfort to everyday living. Outside, the property continues to impress with a private driveway offering ample parking, a detached garage for additional storage or workshop use, and an enclosed rear garden with a lawn and patio—perfect for alfresco dining, gardening, or simply relaxing in the sunshine. This charming bungalow truly offers effortless living in a peaceful and convenient setting.*

