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

Room Sizes

Hallway

Living Room
12 max x 11'11

Dining Kitchen
15 max x 13 max

Conservatory
12'11 x 6

WC

First Floor Landing

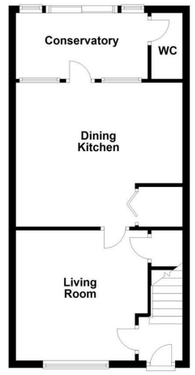
Bedroom One
12 x 8

Bedroom Two
13 x 8

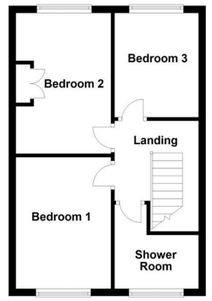
Bedroom Three
10 x 7

Shower Room
7'10 x 7 max

Ground Floor



First Floor





Huncote Road, Narborough, Leicester LE19 3GP

O.I.R.O £235,000

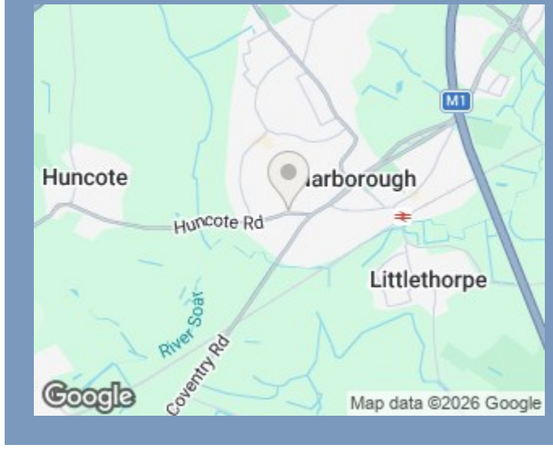
FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk
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

- Traditional Mid Town Home
- No Upward Chain
- Driveway To The Front
- Generous Rear Garden
- Hallway & Living Room
- Dining KItchen, Conservatory & WC
- First Floor Landing & Shower Room
- Three Double Bedrooms
- Energy Rating C
- Council Tax Band B & Freehold

Location Is Everything

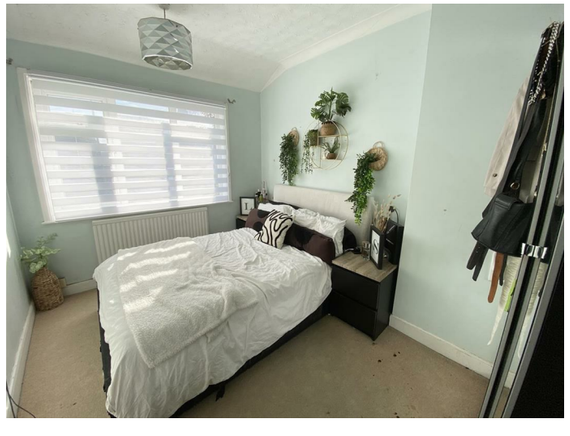
Narborough enjoys an array of amenities, with a good selection of local shops, three primary schools, restaurants, public houses, post office, pharmacy, medical centre, dentist, library the list goes on. Narborough is situated south of the city and is within easy reach of motorway networks and Narborough 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

Positioned within the popular village of Narborough, this traditional mid-townhouse offers well-proportioned accommodation, a generous rear garden and excellent off-road parking. Ideally located within walking distance of Narborough train station, the property is conveniently placed for commuters and those looking to enjoy village life, with the added benefit of no upward chain.

Upon entering, you are welcomed by a hallway with stairs rising to the first floor. The living room is positioned at the front of the property, providing a comfortable space to relax and unwind. To the rear, the dining kitchen offers plenty of room for everyday family life and entertaining, with an adjoining conservatory featuring sliding doors opening out onto the garden. A downstairs WC adds further practicality.

To the first floor, there are three well-proportioned bedrooms, offering flexibility for family living, guests or those requiring a home office. The accommodation is completed by a shower room comprising a walk-in shower, wash hand basin and low-level WC.

Outside, the property benefits from a good-sized gravelled driveway to the front, providing valuable off-road parking. To the rear, the enclosed garden offers a generous outdoor space with plenty of scope for landscaping and creating an attractive garden to enjoy.

Offering a great amount of accommodation, a generous plot and a convenient village location, this property would make an excellent purchase for first-time buyers, families or those looking for a home they can personalise and make their own.

An early viewing is highly recommended to appreciate the space and potential on offer.

Please note: The property photographs were taken whilst the property was occupied.



