

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

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ESTATE AGENTS

Room Sizes

Living Room

11'8 x 11'11

Dining Room

12'4 x 11'9

Kitchen

14'9 x 6'9

Bedroom One

13'5 x 11'3

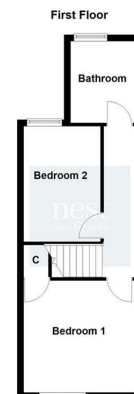
Bedroom Two

12'6 x 10'4

Bathroom

14'9 x 7'2

Outbuilding



Victoria Street, Narborough, Leicester LE19 2DQ

£179,950

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?

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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 Story Begins

- Townhouse
- Living Room
- Dining Room
- Fitted Kitchen
- Understairs Storage
- Two Double Bedrooms
- Family Bathroom
- Enclosed Garden
- Freehold
- EPC - D Council Tax Band - A

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.



Inside Story

A fantastic opportunity to acquire this well-presented two-bedroom mid-terraced home, ideally situated in the heart of the sought-after Narborough Village.

Upon entering, you are welcomed into a bright and airy living room featuring a front-facing window, creating a light and inviting living space. This leads through to a second reception room, ideal as a formal dining area with ample space for entertaining family and friends. The kitchen is fitted with a range of wall and base units, work surfaces, and a sink drainer, an integrated oven with gas hob and extractor fan. From the kitchen there is also access to the rear garden.

To the first floor, the landing provides access to two generously sized double bedrooms and a family bathroom, fitted with a white three-piece suite comprising a low-level WC, wash hand basin, and bath with overhead shower.

Externally, the rear garden is mainly laid to lawn, offering a pleasant outdoor space to enjoy. There is also an outbuilding currently utilised as a utility area, complete with power, lighting, and plumbing for a washing machine.

