

1a Lutterworth Road Blaby, Leicester, LE9 1RG
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Room Sizes

Entrance vestibule

Living Room

16 x 10'5

Kitchen/Dining Area

13'9 x 9'1

First Floor Landing

Bedroom One

13'9 x 9'3

Bedroom Two

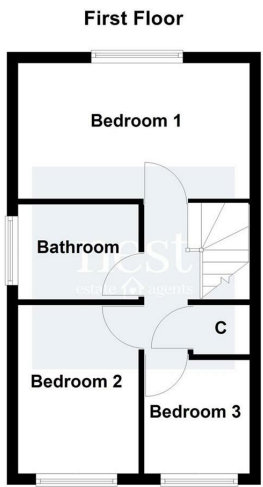
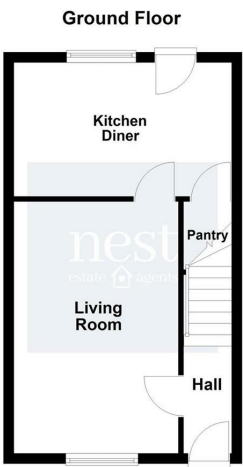
10'1 x 7'10

Bedroom Three

6'4 x 6'9

Bathroom

5'8 x 7



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.

Campion Close, Narborough, Leicester LE19 3WQ

Offers In Excess Of £255,000

The Story Begins

- Well Presented Semi-Detached Home
- Cul-De-Sac Location
- Entrance Hallway & Living Room
- Dining Kitchen
- First Floor Landing & Bathroom
- Three Bedrooms
- Off Road Parking
- Enclosed Rear Garden
- Energy Rating D
- Freehold & Council Tax Band - B

Location Is Everything

Narborough is a village that offers an appealing blend of amenities. It features a good range of shops, including grocery stores, boutique shops, and essential services, which provide residents with everyday conveniences. The village is also home to several pubs and restaurants, perfect for socialising and dining out. Narborough boasts reputable schools, making it a great place for families. The excellent motorway networks, including easy access to the M1 and M69, ensure smooth commutes to nearby cities. Efficient bus links further enhance connectivity. Parks and green spaces in Narborough offer wonderful spots for family outings. Overall, Narborough's attractive combination of convenient services, transportation options, and green spaces make it a pleasant and desirable place to live.



Inside Story

Situated in a cul-de-sac on the popular Pastures Estate, this well-presented three-bedroom semi-detached home offers well-maintained and inviting living spaces in a sought-after residential area.

Upon entering, you're welcomed into an inviting entrance vestibule that leads into a bright and spacious living room. This comfortable living area is filled with natural light from the front-aspect window and features a stylish feature fireplace, adding warmth and character to the room.

The heart of the home is the generously sized kitchen diner, fitted with a range of wall and base units, ample work surfaces, and a sink overlooking the rear garden. The kitchen is equipped with an integrated oven, gas hob, extractor hood, and fridge, along with plumbing for a washing machine. A door provides direct access to the rear garden, and there's plenty of space for a dining table — ideal for both everyday family life and entertaining.

Upstairs, the first floor offers three bedrooms, including the principal room with fitted wardrobes that provide both style and storage. The modern bathroom features a white three-piece suite including a low-level WC and a bath with an overhead shower.

Externally, the property features off-road parking and an attractive frontage. The rear garden is mainly laid to lawn and not overlooked, with a patio area that's perfect for outdoor dining and social gatherings. Mature hedging along the boundaries adds excellent privacy, creating a peaceful and enclosed outdoor space.

Combining a desirable location with modern comfort and future potential, this well-presented home is an excellent opportunity for families, couples, or first-time buyers alike.

