

FLOOR PLAN

DIMENSIONS

Lounge
15'10 x 11'11 (4.83m x 3.63m)

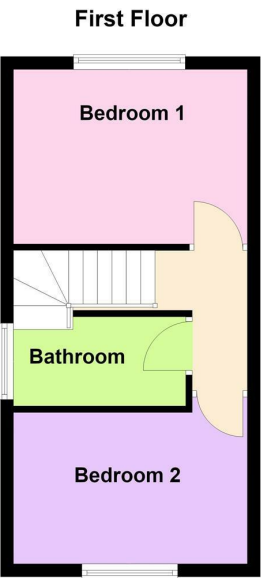
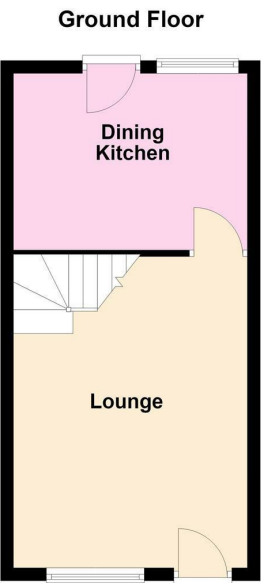
Dining Kitchen
8'10 x 11'11 (2.69m x 3.63m)

Landing

Bedroom One
8'10 x 11'11 (2.69m x 3.63m)

Bedroom Two
7'10 x 11'11 (2.39m x 3.63m)

Bathroom
4'7 x 8'10 (1.40m x 2.69m)



OVERVIEW

- Semi Detached Home
- Great Location
- No Onward Chain
- Spacious Lounge
- Dining Kitchen
- Two Bedrooms & Bathroom
- Driveway & Garage
- Lovely Rear Garden
- Viewing Is Essential
- EER - D, Freehold, Tax Band - B

LOCATION LOCATION....

Meadow Court enjoys a lovely position on the ever-popular Pastures Estate in Narborough, a well-established & family-friendly neighbourhood with a welcoming community feel. Everyday amenities are conveniently close by, with local shops & takeaways serving the estate, while Narborough village offers a wider choice of independent shops, caf  s, pubs & useful services, and Fosse Park is just a short drive away for shopping, dining & leisure. Families are particularly well catered for with The Pastures Primary School located on the estate, together with further schooling nearby. Green space is a real attraction here, with The Pastures Playing Field, Six Acre Field, children's play areas & pleasant footpaths providing plenty of opportunities for walks, playtime & enjoying the outdoors. Everards Meadows & David Lloyd are also within easy reach for leisure, cycling & riverside walks. For commuters, Narborough railway station provides convenient connections towards Leicester & Birmingham, while regular bus services and excellent access to the M1 & M69 make travelling further afield straightforward. Combining excellent amenities, schooling, green spaces & superb transport links, Meadow Court offers a wonderful setting for family life.



THE INSIDE STORY

Offered to the market with no onward chain, this semi-detached home is an ideal opportunity for first-time buyers, investors or anyone looking for a property they can really make their own. Situated in a great location, the home offers well-proportioned accommodation, off-road parking & a lovely garden, with plenty of potential to add your own style over time. Stepping inside, the spacious lounge provides a comfortable main living area, with a large window to the front allowing plenty of natural light into the room. There is ample space for sofas & occasional furniture, creating a welcoming spot for relaxing or entertaining. To the rear, the dining kitchen offers plenty of potential to become the heart of the home, with room to create dedicated cooking & dining areas. A door opens directly onto the garden, making it particularly convenient for summer dining, barbecues or simply enjoying the outdoor space. Upstairs, the landing leads to two generous double bedrooms, both offering excellent proportions with plenty of room for wardrobes & additional furniture. A bathroom completes the first-floor accommodation. Outside, the property benefits from a driveway providing off-road parking, together with a garage offering valuable storage, parking or workshop potential. The rear garden provides a great space to enjoy the warmer months, with a patio perfect for outdoor seating & dining alongside a lawn with room for children, pets or keen gardeners to enjoy. With its generous room sizes, garden, parking & scope for a new owner to put their own stamp on it, this is a fantastic opportunity to create a lovely home in a great location.

