

FLOOR PLAN

DIMENSIONS

Entrance Hall
5'08 max x 7'07 max (1.73m max x 2.31m max)

Lounge
24'11 x 11'10 (7.59m x 3.61m)

Kitchen
17'09 x 11'10 max (5.41m x 3.61m max)

Dining Area
16'09 x 7'02 (5.11m x 2.18m)

Utility Room
10'11 x 7'05 (3.33m x 2.26m)

WC

Study Room/ Guest Room
10'09 x 7'08 (3.28m x 2.34m)

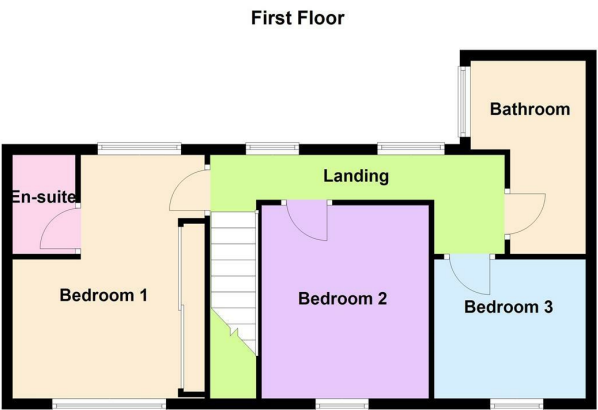
Bedroom One
14'10 x 11'11 (4.52m x 3.63m)

En-Suite Shower Room
6'01 x 3'10 (1.85m x 1.17m)

Bedroom Two
10'04 x 11'11 (3.15m x 3.63m)

Bedroom Three
9'04 x 9'04 (2.84m x 2.84m)

Family Bathroom
13'04 x 7'01 max (4.06m x 2.16m max)



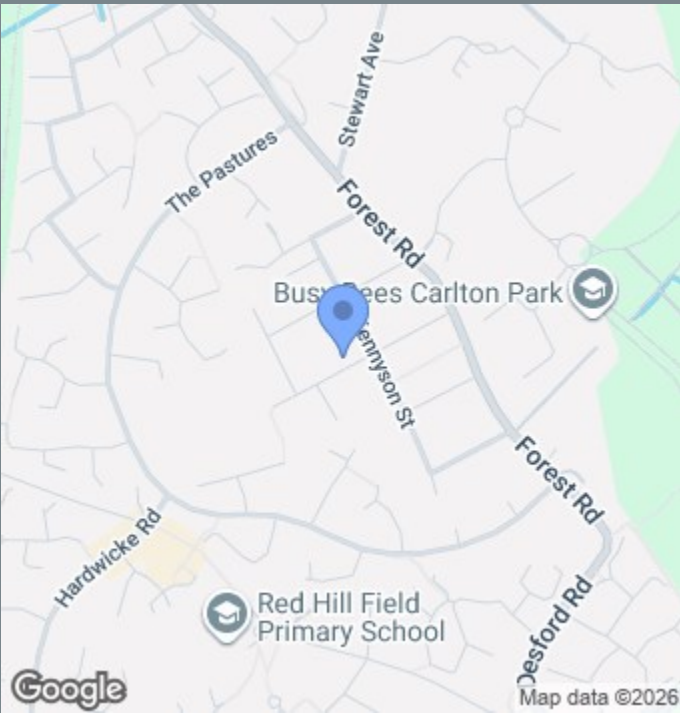
OVERVIEW

- Stunning Three Bedroom Detached Home
- Downstairs Office/Guest Room & Utility Room
- Downstairs WC, Upstairs En-suite & Family Bathroom
- Large Outhouse With Electric & Insulation
- Stunning Lounge With Log Burner
- Large Family Kitchen & Dining Room
- Beautiful Rear Garden
- EPC Rating - tbc
- Freehold Property
- Council Tax band - D

LOCATION LOCATION....

Narborough is a highly sought-after village located just southwest of Leicester, offering the perfect balance of suburban comfort and excellent connectivity. The area is well served by a range of local amenities including shops, supermarkets, cafés, and pubs, as well as a medical centre and other everyday conveniences. Narborough also benefits from its own railway station, providing direct links into Leicester and beyond, making it ideal for commuters.

The village is particularly popular with families due to its selection of well-regarded primary and secondary schools nearby. For those travelling further afield, Narborough offers easy access to the M1 and M69 motorway networks, providing convenient routes to Leicester, Coventry, Birmingham, and surrounding areas. With its strong community feel, green spaces, and excellent transport links, Narborough continues to be a desirable location for a wide range of buyers.



THE INSIDE STORY

Situated in one of Narborough's most sought-after locations, Chaucer Street is a beautifully presented detached family home offering generous living space, versatility, and fantastic curb appeal. The property boasts a spacious paved driveway providing off-road parking for multiple vehicles and immediately sets the tone for what's inside.

Upon entering, you are welcomed by a bright entrance hall featuring two useful storage cupboards, one currently utilised as a clever, discreet home office. To the left, the stunning lounge offers a perfect balance of style and comfort, complete with a log burner, a large front-facing window, and patio doors opening onto the rear garden—ideal for both cosy evenings and entertaining. The kitchen is equally impressive, featuring a central, free standing island, ample storage and worktop space, and additional under-stairs storage. This flows seamlessly into a spacious dining area with two sets of patio doors leading out to the garden, creating a wonderful indoor-outdoor living experience.

From the dining area, there is access to a practical utility room, a downstairs WC, and a versatile study/guest room, currently used as a home office but easily accommodating guests with a double sofa bed. Upstairs, the property offers three well-proportioned bedrooms. The main bedroom benefits from dual aspect windows and a modern en-suite shower room, while the family bathroom is finished to a high standard, featuring a separate bath, shower, and a stylish his-and-hers double sink overlooking the garden.

The rear garden is a standout feature—generous in size and thoughtfully arranged with a mix of lawn, patio, and decking areas, including a bar space perfect for entertaining. It also includes fruit trees, a pond, and established planting. A large outhouse with full electrics and an insulated floor provides excellent additional space, previously used for hosting, guest accommodation, and working from home.

This home must be viewed!

