

Room Sizes

Entrance Hall

Living Room

11'10 x 16'09

Kitchen

11'10 x 7'10

Bedroom One

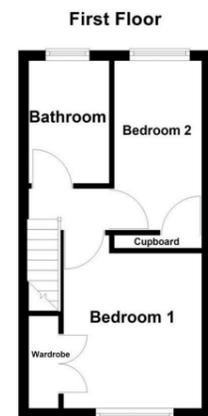
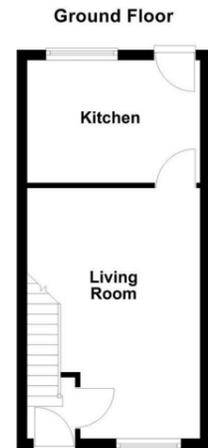
8'10 x 11'08

Bedroom Two

6'09 x 10'10

Bathroom

4'09 x 7'10



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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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.

Fletchers Close, Narborough, Leicester LE19 2PX

£225,000

The Story Begins

- Recently Renovated Home
- Entrance Hall
- Living Room
- Modern Fitted Kitchen
- Two Bedrooms
- Built in Storage Space In Both Bedrooms
- Bathroom
- Enclosed Garden
- Off Road Parking
- Freehold EPC - TBC Council Tax Band - B

Location Is Everything

Narborough is a highly sought-after village in Leicestershire, celebrated for its picturesque setting and strong sense of community. With its mix of historic buildings and modern amenities, the village offers a perfect balance of rural tranquillity and convenience. Residents enjoy easy access to essential services, local shops, and welcoming pubs, all contributing to Narborough's friendly atmosphere. The area is well-connected, with excellent transport links, including a nearby railway station that provides regular services to Leicester and Birmingham. Additionally, the village is surrounded by scenic countryside, offering numerous opportunities for outdoor leisure activities. Families are drawn to Narborough for its well-regarded schools and the overall quality of life it offers, making it a desirable location to settle and thrive.



Inside Story

This beautifully refurbished home on Fletchers Close has been fully updated throughout. It benefits from brand new gas central heating, with radiators in every room, as well as a newly installed boiler. It is ready to move straight into and is offered with no upward chain.

Upon entering, you are welcomed by an entrance hall leading into an inviting living room, offering space for both seating and a dining area. The living space flows seamlessly into the modern, newly fitted kitchen, complete with sleek gloss worktops and elegant gold handles. The kitchen benefits from integrated appliances including an oven with induction hob, dishwasher and fridge freezer, creating a modern and practical cooking space.

To the first floor, there are two bedrooms, both featuring fitted storage/wardrobe space. The family bathroom is finished to a high standard and comprises a bath with overhead shower, wash hand basin, WC and heated towel rail.

Externally, the property enjoys a fully enclosed rear garden, laid to patio and lawn, perfect for outdoor dining or low-maintenance enjoyment. To the front, there is the added benefit of off-road parking.

Early viewing is highly recommended to fully appreciate the quality of finish and accommodation on offer.

