

FLOOR PLAN

DIMENSIONS

Entrance Hallway
9'1 x 6' (2.77m x 1.83m)

Kitchen
9'2 x 6'4 (2.79m x 1.93m)

Lounge Diner
14'2 x 12'8 (4.32m x 3.86m)

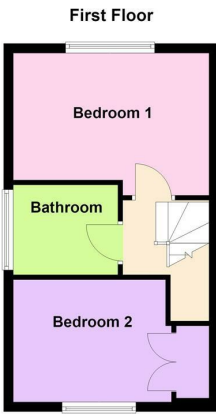
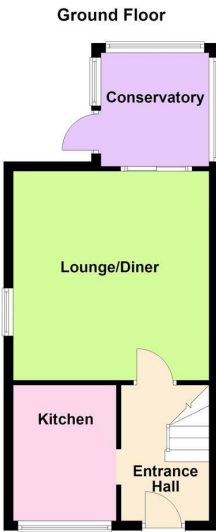
Conservatory
7'9 x 7'4 (2.36m x 2.24m)

Landing

Bedroom One
9'9 x 12'8 max (2.97m x 3.86m max)

Bedroom Two
8'4 x 9'4 (2.54m x 2.84m)

Bathroom
6'3 x 6'2 (1.91m x 1.88m)

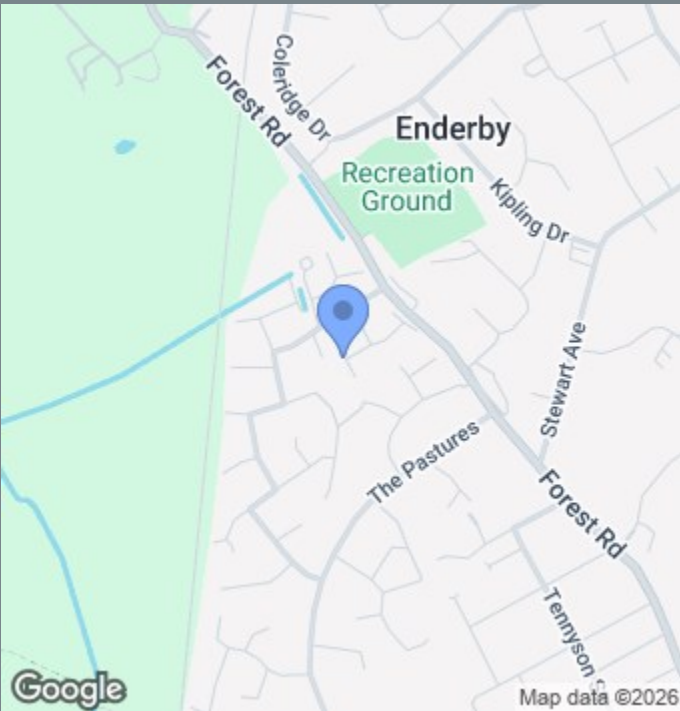


OVERVIEW

- Lovely Home In Fabulous Location
- Viewing Is a Must
- Entrance Hall & Kitchen
- Lounge Diner & Conservatory
- Two Double Bedrooms
- Bathroom
- Driveway
- Low Maintenance Garden
- EER - tbc, Freehold
- Council Tax Band - A

LOCATION LOCATION....

Mellier Close enjoys a lovely position within the popular Pastures area of Narborough, a family-friendly neighbourhood offering a wonderful balance of everyday convenience & green open spaces. Local shops, a supermarket & useful amenities are close at hand, while Narborough village offers a further choice of independent shops, cafés, pubs & services, with Fosse Park just a short drive away for an extensive selection of shopping, restaurants & leisure facilities. Families are well catered for with a choice of schools nearby, alongside play areas, sports facilities & The Pastures Playing Field, all helping to create a welcoming community feel. Those who enjoy the outdoors will love having Six Acre Field close by, together with plenty of pleasant walking routes around Narborough & neighbouring Littlethorpe. Commuters are equally well placed, with Narborough railway station offering excellent connections to Leicester & Birmingham, alongside regular bus services & convenient road links to the M1, M69, Leicester city centre & surrounding areas. Combining a friendly neighbourhood, fantastic amenities, green spaces & superb transport links, Mellier Close is a wonderful place to call home.



THE INSIDE STORY

This lovely home offers bright, well-proportioned accommodation with a versatile layout, two double bedrooms & a fantastic wrap-around garden, making it an ideal choice for first-time buyers, downsizers, or those simply looking for a comfortable home to make their own. The entrance hallway provides a welcoming arrival & leads through to the kitchen, fitted with a range of wall & base units complemented by contrasting work surfaces. An integrated fridge helps create a streamlined finish, while plenty of storage & preparation space makes the kitchen practical for everyday cooking. The lounge diner is a wonderful sociable room with ample space to create separate areas for relaxing & dining. A window to the side aspect brings in plenty of natural light, while patio doors open into the conservatory, extending the living accommodation even further. This additional space is perfect as a second sitting room, reading area, hobby space, or somewhere to simply sit back & enjoy views over the garden. Upstairs, the landing leads to two generous double bedrooms, both offering plenty of space for bedroom furniture while providing flexibility for guests, dressing space, or a home office if required. The bathroom is fitted with a fresh white three-piece suite, creating a bright & practical space for everyday routines. Outside, the wrap-around garden is a real feature of the property. Designed with low-maintenance living in mind, it provides several areas to enjoy without demanding endless upkeep. The garden to the side is currently arranged as a lovely seating area, perfect for morning coffee, outdoor dining, entertaining friends, or simply relaxing during the warmer months. A driveway provides convenient off-road parking, completing this appealing & easy-to-manage home.

