

1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
www.nestestateagents.co.uk

nest
ESTATE AGENTS

Room Sizes

Entrance Hall

Lounge
11'11 x 15'11

Dining Kitchen
12'05 x 15'09

Study
6 x 6

Conservatory
13 x 9'06

Utility
10 x 4

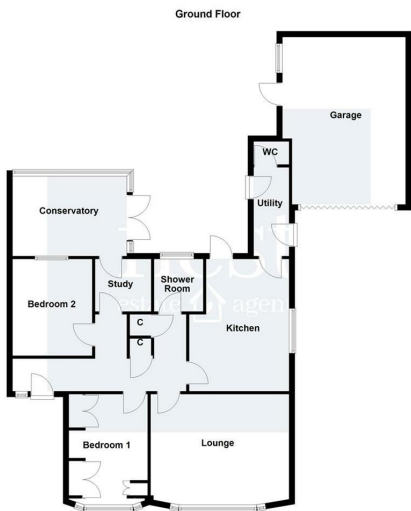
WC
4'06 x 2'09

Bedroom One
12 x 9

Bedroom Two
9'11 x 11'05

Shower Room
6 x 6

Garage
11'05 max x 19'02



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?

Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County - total coverage for your home.

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.

Tennyson Street, Narborough, Leicester LE19 3FD

£400,000

The Story Begins

- Beautiful Detached Bungalow
- Entrance Hallway
- Spacious Lounge
- Fitted Dining Kitchen
- Utility Room
- Two Bedrooms plus Study
- Shower Room
- Enclosed Garden
- Garage Space
- Freehold EPC-tbc Council Tax Band-C

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

Located on Tennyson Street in the village of Narborough, this delightful detached bungalow offers a perfect blend of comfort and convenience. As you step inside, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home. The spacious and bright lounge provides an inviting space for relaxation and entertaining, while the fitted kitchen boasts easy access to the garden, making it ideal for al fresco dining.

This bungalow features two bedrooms, with the first bedroom benefiting from fitted wardrobes, ensuring ample storage for your belongings. The property also includes a useful utility room, which adds to the practicality of everyday living. A light-filled conservatory extends the living space, offering a serene spot to enjoy the views of the garden.

The shower room is practically designed, and there is an additional WC conveniently located off the utility room. The outdoor space is equally impressive, with a spacious and enclosed garden that provides a private retreat. The patio area is perfect for seating, allowing you to enjoy the fresh air and sunshine. Additionally, a garden shed offers extra storage for gardening tools and equipment.

For those with vehicles, the property includes garage space and off-road parking, ensuring that you have everything you need for a comfortable lifestyle. This bungalow is a wonderful opportunity for anyone seeking a peaceful home in a friendly community. Don't miss the chance to make this lovely property your own.

