

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

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ESTATE AGENTS

Room Sizes

Entrance Hallway

Living & Dining Room

18'06 max x 15'05 max

Kitchen

6'10 x 8'10

Conservatory Porch

7'02 x 4

Bedroom One

9'10 x 13'11

Bedroom Two

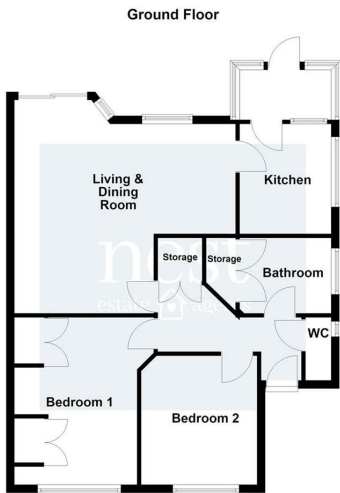
9'04 x 10'10

Bathroom

7'02 x 5'01

WC

Detached Garage



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

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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.

Boswell Street, Narborough, Leicester LE19 3ED

£325,000

The Story Begins

- Sought-After Cul-De-Sac Position
- Offered For Sale With No Upward Chain
- Spacious Living And Dining Room With French Doors To Garden
- Fitted Kitchen With Porch Conservatory Leading Onto Garden
- Two Spacious Double Bedrooms
- Separate WC And Family Bathroom With Overhead Shower
- Enclosed Rear Garden With Lawn And Patio Area
- Off-Road Parking, Carport And Single Garage
- Freehold
- EPC Rating - 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

This much-loved home occupies a pleasant cul-de-sac position within the sought-after village of Narborough and is offered for sale with no upward chain, making it an ideal opportunity for buyers looking for a straightforward move.

Entering through the front door, the entrance hall provides access to the accommodation. There are two generously sized double bedrooms, both benefiting from front-facing windows which allow plenty of natural light to flow through. The master bedroom also benefits from built-in wardrobes, providing useful storage. The spacious living and dining room offers plenty of room for both comfortable seating and a dining table, making it an ideal space for family meals and entertaining. French doors open directly onto the rear garden, creating a lovely connection between the living space and outside during the warmer months.

The kitchen is fitted with a range of wall and base units with work surfaces over, along with plumbing for a washing machine and space for a fridge. A door leads through to the porch/conservatory, which in turn provides access to the rear garden.

The property also benefits from a separate WC and a bathroom comprising a wash hand basin, bath and overhead shower.

Externally, the front garden is low maintenance and mainly laid to gravel with planted flower beds, while the driveway provides off-road parking and leads to a carport and single garage to the side of the property.

To the rear is an enclosed garden, mainly laid to lawn with a patio area, providing a pleasant outdoor space to enjoy during the summer months.

