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ESTATE AGENTS

## Room Sizes

### Living/Dining Room

25'8 x 11'8

### Kitchen

### Inner Lobby

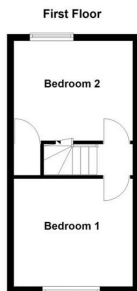
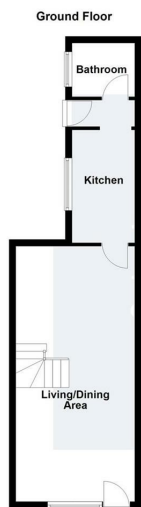
### Bathroom

### Bedroom One

11'3 x 11'8

### Bedroom Two

11 x 11'8



Princess Street, Narborough, Leicester LE19 2DH

£215,000

**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](mailto:sara@nestestateagents.co.uk) who will be pleased to arrange an appointment to view. Or visit our website at [www.nestestateagents.co.uk](http://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.

# The Story Begins

- Mid-Townhouse
- Spacious Living/Dining Room
- Fitted Kitchen
- Downstairs Modern Bathroom
- Stairs Separating Living And Dining
- Two Double Bedrooms
- Enclosed Garden
- Freehold
- EPC - C
- Council Tax Band - A

# 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

Wonderful opportunity to acquire a lovely terrace home set in the village of Narborough, ideal for first-time buyers, or investors alike. Offered for sale with no upwards chain.

The property opens into a bright and welcoming front reception room, featuring a window to the front aspect, built-in storage and stairs rising to the first floor. To the rear, a second reception area and enjoys views over the garden, with a door leading through to the kitchen.

The modern fitted kitchen, is well-appointed with a range of shaker style eye and base level units with work surface over, an integrated oven and gas hob, and space with plumbing for a washing machine and fridge/freezer space. The inner lobby provides access to to the rear and into the downstairs bathroom.

The ground floor bathroom is fitted with a low-level WC, wash hand basin with built-in storage, bath with a shower over and a heated towel rail, with an obscured rear window allowing for natural light while maintaining privacy.

To the first floor, the master bedroom is positioned to the front of the property and benefits from a radiator. . Bedroom two overlooks the rear and features a useful storage cupboard.

Externally, the enclosed rear garden has been designed to create an excellent space for relaxing or entertaining. Predominantly laid to paving with surrounding borders, it offers a low-maintenance outdoor environment. Early viewing is highly recommended to fully appreciate what this home has to offer.

