

FLOOR PLAN

DIMENSIONS

Porch
2'9 x 5'5 (0.84m x 1.65m)

Hallway

Lounge
16' x 10'5 (4.88m x 3.18m)

Dining Kitchen
9'2 x 13'10 (2.79m x 4.22m)

Conservatory
8'3 x 9'11 (2.51m x 3.02m)

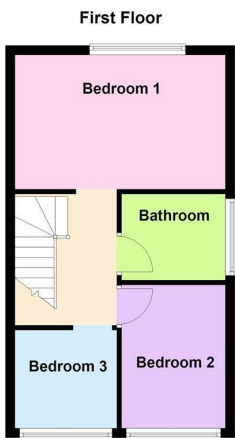
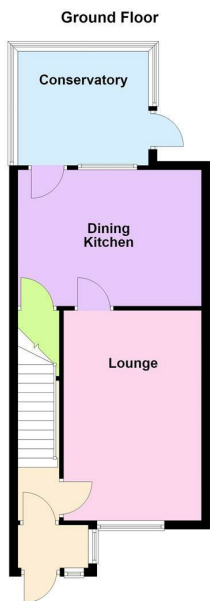
Landing

Bedroom One
9'2 x 13'10 (2.79m x 4.22m)

Bedroom Two
10'1 x 7' (3.07m x 2.13m)

Bedroom Three
6'11 x 6'5 (2.11m x 1.96m)

Bathroom
5'9 x 7' (1.75m x 2.13m)



OVERVIEW

- Lovely Family Home
- No Chain & Fabulous Location
- Porch & Hallway
- Lounge & Dining Kitchen
- Conservatory
- Three Bedrooms & Bathroom
- Driveway & Garden
- Viewing Is Advised
- EER - tbc, Freehold
- Council Tax Band -B

LOCATION LOCATION....

Fernlea Close enjoys a lovely position on the ever-popular Pastures Estate in Narborough, a well-established & family-friendly neighbourhood with a great sense of community & plenty of everyday conveniences close at hand. The estate itself is particularly well served, with Tesco Express at Copt Oak Court alongside local convenience stores & takeaways, while Narborough village offers a further choice of independent shops, cafés, pubs, restaurants & useful services, with Fosse Park just a short drive away for an extensive choice of shopping, dining & leisure. Families are wonderfully well catered for, with The Pastures Primary School right on the estate, together with Red Hill Field Primary School & Brockington College nearby. Green space is a real feature of life here, with The Pastures Playing Field, The Pastures Play Park & Six Acre Field providing plenty of room for children to play, dog walks, leisurely strolls & time outdoors, while footpaths lead towards the surrounding countryside. Narborough itself has a friendly village atmosphere & excellent connections, with Narborough railway station offering services towards Leicester, Hinckley, Nuneaton & Birmingham, regular buses linking the area with Leicester & Fosse Park, plus easy access to the M1, M69 & surrounding road network. With its combination of excellent schooling, handy local amenities, green open spaces & superb commuter links, Fernlea Close offers a wonderful setting for family life on one of Narborough's most popular estates.



THE INSIDE STORY

Tucked away within a lovely cul-de-sac & offered to the market with no onward chain, this appealing family home provides well-proportioned accommodation, versatile living spaces & a tiered rear garden, making it a fantastic choice for a growing family. A useful porch opens into the welcoming hallway before leading through to the lounge. Positioned to the front with a window allowing plenty of natural light to flood in, the room offers ample space for comfortable family seating, while a contemporary wall-mounted fire creates an attractive focal point & a cosy atmosphere for relaxing evenings at home. To the rear, the dining kitchen forms a wonderfully sociable heart to the property. Fitted with shaker-style units complemented by contrasting worktops, there is plenty of storage & preparation space alongside room for a family dining table & chairs. A handy storage cupboard provides further practicality, while a door leads through to the conservatory. Overlooking the garden, the conservatory provides a fantastic additional reception space & could be enjoyed as a second sitting room, playroom, home office, dining area or simply somewhere peaceful to sit with a morning coffee & enjoy the garden outlook. Upstairs, the landing leads to three well-proportioned bedrooms, offering flexible accommodation for family members, guests or those working from home. The family bathroom completes the first floor. Outside, a driveway to the front provides convenient off-road parking. To the rear, the tiered garden creates distinct areas to enjoy, with a patio perfect for outdoor dining, barbecues & entertaining, complemented by a lawn providing space for children to play or simply relax in the sunshine. A lovely family home offering comfortable living, excellent versatility & the added advantage of no onward chain—early viewing is highly recommended.

