



Narborough Road South, Braunstone
Town, LE3



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£350,000



Key Features

- Three bedrooms & Dressing room
- Extended detached family home
- Conveniently located for major road links and Fosse Park shopping
- Two reception rooms
- Driveway & garage
- Perfect for families
- EPC rating D
- Freehold





Ideally situated within close proximity to the wide range of amenities at Fosse Park Shopping, as well as excellent major road links, this extended three-bedroom detached home has been cherished by the same owner since the 1980s. Benefitting from gas central heating and double glazing throughout, the well-proportioned accommodation comprises an entrance hallway, two reception rooms, and a fitted kitchen. To the first floor are three bedrooms, a family bathroom, and a dressing room. Occupying a sought-after position, the property features a low-maintenance frontage with a driveway providing access to the garage, while to the rear is a private garden offering a pleasant outdoor retreat. An internal inspection is highly recommended to fully appreciate the space and potential this home has to offer.

Welcome to your new home

Upon entering the home, you are welcomed by an inviting entrance hallway, finished with carpeted flooring and providing access to the staircase leading to the first floor. The principal reception room is bright and airy, benefitting from an abundance of natural light via a front-facing window and sliding doors opening onto the rear garden. Open access flows seamlessly through to the dining room, creating an ideal space for both everyday living and entertaining.

The kitchen is well-appointed with a range of wall and base units, incorporating an integrated oven, hob, and extractor fan, with additional space for further appliances. A breakfast bar offers a convenient spot for casual dining, while a courtesy side door provides easy access to the exterior.

Moving upstairs

Ascending to the first floor, a carpeted landing provides access to three bedrooms, two of which are doubles. The third bedroom benefits from a built-in wardrobe, offering useful storage. The family bathroom is fitted with a three-piece suite comprising a freestanding bath, wash hand basin, and WC, complemented by tiled surrounds and a built-in

cupboard. Open access leads through to a dressing room, presented with wood flooring.

Outside

The property features a driveway that leads to an attached garage (4.67m x 3.15m) equipped with both lighting and power. To the rear, the garden offers a notably private and tranquil setting, complete with a patio area, well-maintained lawn, and an array of mature plants and trees, creating an ideal space for relaxation and outdoor enjoyment.

Location

This location offers the perfect balance between suburban tranquillity and convenient urban access, making it ideal for families, professionals, and retirees alike.

Residents benefit from a wide range of local amenities, including supermarkets, schools, parks, and leisure facilities all within easy reach. The area is served by excellent transport links, with major bus routes, nearby access to the M1 and M69 motorways, and Leicester train station just a short drive away, ideal for commuters.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District Council - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To





Speak with our expert 'in branch' adviser, please contact our office.

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Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

Referrals

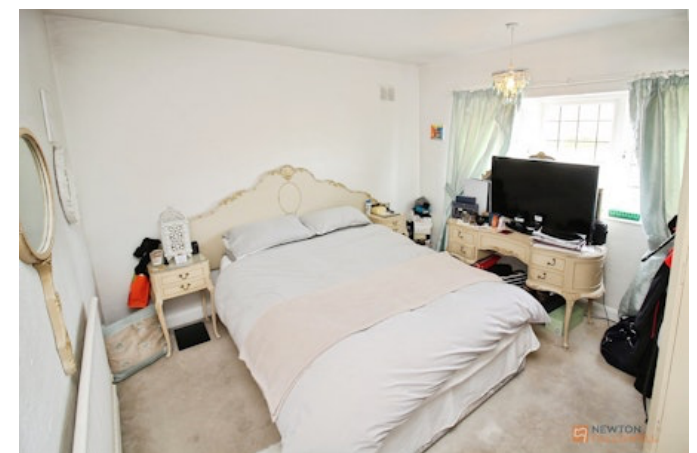
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle



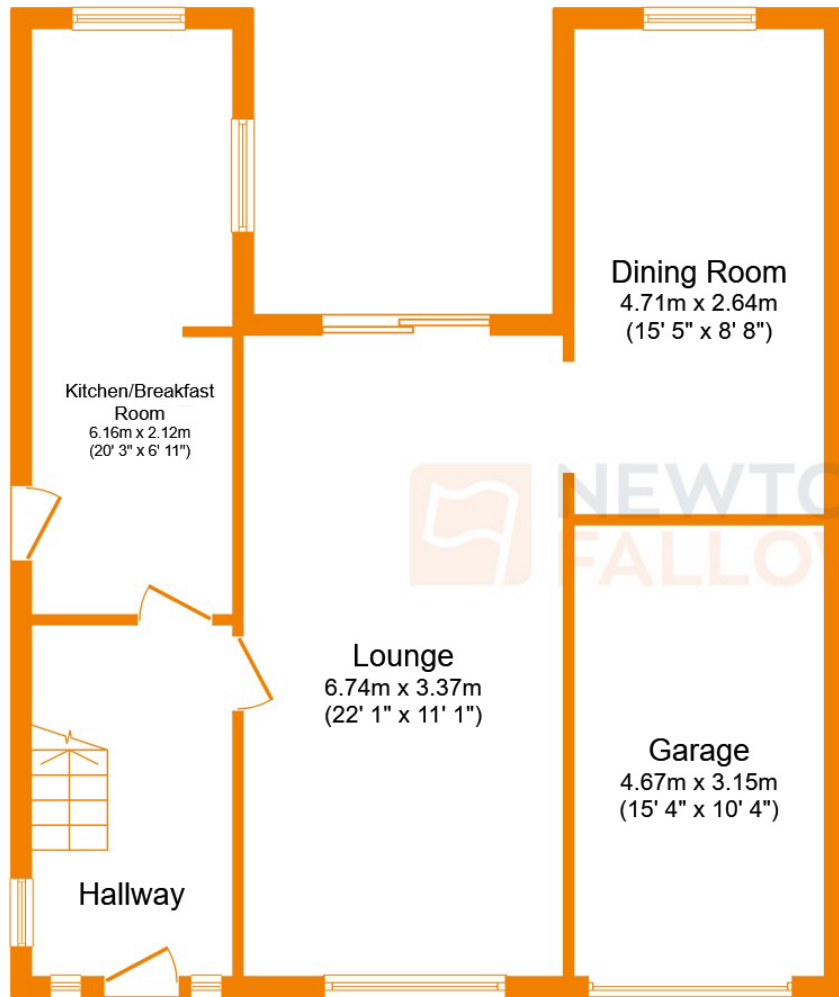
your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

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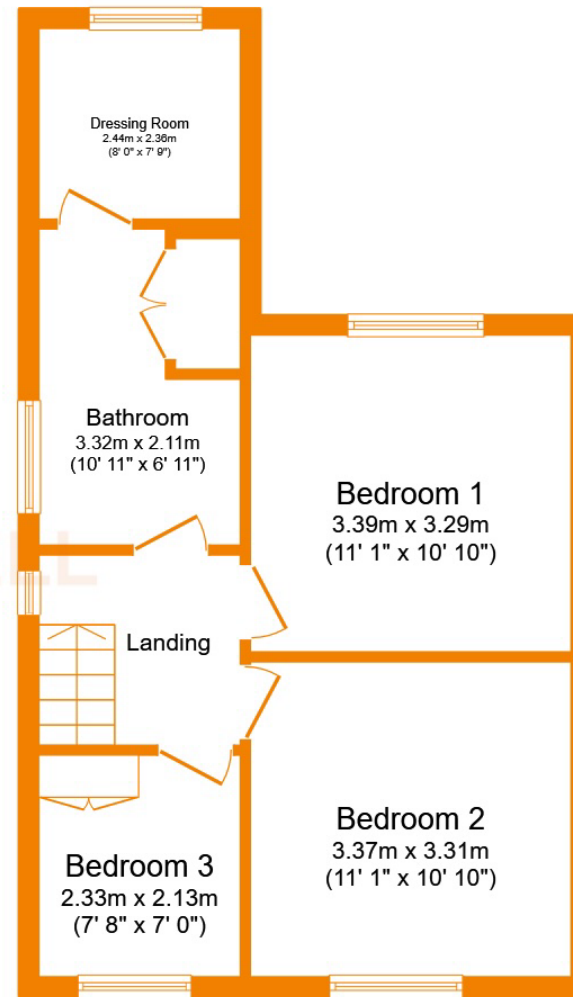
If you have a house to sell then we would love to provide you with a free no obligation valuation.







Ground Floor



First Floor

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