

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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nest
ESTATE AGENTS

Room Sizes

Entrance Area

6'0"x2'0"

Entrance Hall

5'1"x14'0"

Lounge

10'0"x16'0"

Dining Room

8'0"x10'0"

Kitchen

16'0"x9'0"

Garden Room

9'0"x10'1"

First Floor Landing

11'0"x2'1"

Master Bedroom

13'0"x11'0"

En-suite

5'0"x5'0"

Bedroom Two

8'0"x12'0"

Bedroom Three

7'0"x10'0"

Bedroom Four

7'0"x7'0"

Family Bathroom

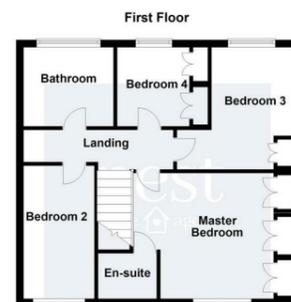
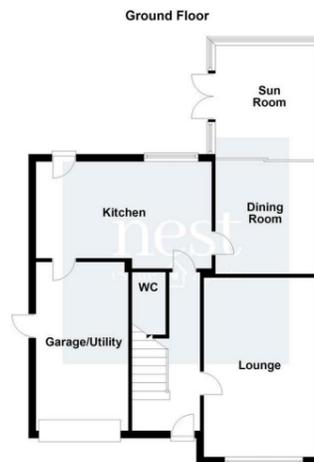
8'0"x6'0"

Garage/Utility

8'0"x15'0"

Shed

4'0"x19'11"



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.

Primrose Close, Narborough, Leicester LE19 3FW

Price Guide £425,000

The Story Begins

- Immaculate Detached Family Home
- Sought After Position On The Pastures Estate
- Cul-De-Sac Position
- Entrance Hall & Downstairs WC
- Lounge & Dining Room
- Fitted Kitchen & Garden Room
- First Floor Landing & Family Bathroom
- Four Bedrooms & Master En-suite
- Pretty & Well Manicured Rear Garden
- Freehold EPC rating - the Council Tax Band - D

Location Is Everything

Set in an envious position in Narborough, this wonderful family home has so much to offer. Narborough enjoys an array of amenities, with a good selection of local shops, three primary schools, restaurants, public houses, post office, pharmacy, medical centre, dentist, library the list goes on. Narborough is situated south of the city and is within easy reach of motorway networks and Narborough train station. Being a rural village there are ample footpaths, bridle ways and cycle routes in the area too. A truly lovely place to live.



Inside Story

Beautifully tucked away at the head of a quiet cul-de-sac in the highly sought-after area of The Pastures, this stunning detached family home is presented to a lovely standard throughout and needs to be seen to be fully appreciated.

Step through into the welcoming hallway with stylish tiled flooring and a staircase rising to the first floor. A downstairs WC sits conveniently off the hall—an essential for modern family living.

The lounge is warm and inviting, finished with lovely décor and centred around a feature fireplace with an attractive surround. A front-facing window is fitted with a remote-control blackout blind, creating the perfect cosy space to unwind.

The kitchen is perfect for any keen cook, fitted with a range of modern wall and base units and contrasting worktop space. It comes fully equipped with a granite sink and drainer, integrated double oven, gas hob with extractor, dishwasher, microwave and space for tall larder fridge—everything you need, beautifully arranged. A separate dining room provides the ideal setting for family meals and entertaining, with a sliding patio door leading through to the garden room. This tranquil space is the perfect retreat from the bustle of daily life—sit back, relax and enjoy views over the garden.

Upstairs, you'll find four bedrooms, all benefiting from remote-control blackout blinds. Three of the bedrooms benefit from having fitted wardrobes. The master bedroom features mirrored fitted wardrobes and a en-suite shower room, complete with underfloor heating for an added touch of luxury. Two further doubles and a single room complete the upstairs living.

Outside, the generous plot offers ample off-road parking leading to a single garage with a remote-control roller door. A side gate provides access to the rear garden, where a patio area is perfect for al fresco dining. Steps lead up to a lawn bordered by established planting and mature hedging, creating an attractive, private outdoor space. A wonderful home.

