

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge
17'08 x 11'11 (5.38m x 3.63m)

Dining Room
9'09 x 9'09 (2.97m x 2.97m)

Dining Kitchen
16'02 x 14'03 max (4.93m x 4.34m max)

Home Office/Play Room
9'11 x 8'04 (3.02m x 2.54m)

Downstairs Cloakroom
3' x 5'06 (0.91m x 1.68m)

Landing

Bedroom One
17'10 x 12'02 max (5.44m x 3.71m max)

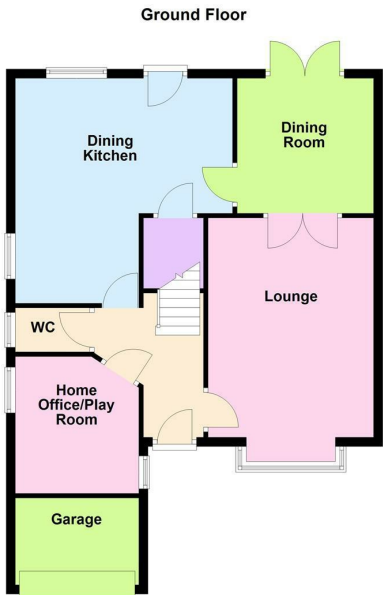
En Suite
5'05 x 5'09 (1.65m x 1.75m)

Bedroom Two
12'04 x 11'11 (3.76m x 3.63m)

Bedroom Three
10'06 x 8'07 (3.20m x 2.62m)

Bedroom Four
9'04 x 7'09 (2.84m x 2.36m)

Family Bathroom
5'06 x 7'05 (1.68m x 2.26m)

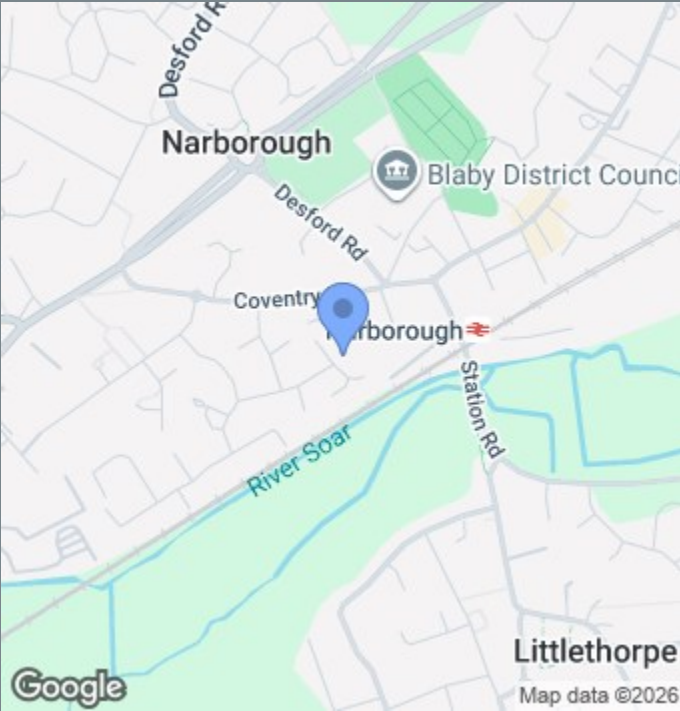


OVERVIEW

- Stunning & Spacious Family Home
- Cul De Sac & Village Location
- Entrance Hall & Spacious Lounge
- Home Office/Play Room & Dining Room
- Family Dining Kitchen & Downstairs Cloakroom
- Four Double Bedrooms
- En Suite To Primary & Family Bathroom
- Driveway, Garage Storage, Landscaped Rear Garden
- EV Charger & New Boiler (August 25)
- EER - tbc, Freehold, Tax Band - E

LOCATION LOCATION....

Briers Close in Narborough is a peaceful and well-regarded cul-de-sac that offers a wonderful setting for family living, with a strong sense of community and excellent local amenities close by. Families benefit from popular nearby schools including Red Hill Field Primary, Greystoke Primary and Brockington College, all known for their supportive environments. Green space is easy to enjoy, with parks, play areas and lovely riverside walks along the River Soar and Narborough's scenic footpaths close at hand. Narborough village itself offers a great mix of shops, cafés, pubs, a pharmacy and everyday essentials, while the wider choice at Fosse Park is only a short drive away. Transport links are a major advantage, with Narborough Train Station providing direct services to Leicester and Birmingham, regular bus routes serving the area, and quick access to the M1, M69 and surrounding road networks for commuters. With its friendly village atmosphere, strong school options, nearby outdoor spaces and excellent connectivity, Briers Close is a highly appealing place to call home.



THE INSIDE STORY

This stunning & spacious detached family home sits proudly in a peaceful cul de sac within a lovely village setting, offering beautiful interiors & thoughtful spaces throughout. From the moment you step into the welcoming entrance hall, the quality & care put into this home are immediately clear. The heart of the home is the fabulous dining kitchen, fitted with ample wall & base cabinetry, contrasting worktops, an inset sink, eye level double oven & a full range of integrated appliances including two fridges, freezer, dishwasher & washing machine. A stylish breakfast bar provides the perfect spot for informal dining, morning coffee or catching up with family. For more formal occasions, the separate dining room offers a wonderful space to entertain, with French doors opening directly into the garden & double doors flowing through into the lounge. The lounge itself is a beautifully bright room with a bay window & feature fireplace, creating a warm & inviting place to unwind at the end of the day. A dedicated home office provides an ideal work-from-home environment but could just as easily be used as a playroom or a generous fifth bedroom. A downstairs cloakroom adds further convenience. Upstairs, the landing leads to four generous double bedrooms. Bedrooms one & three benefit from fitted wardrobes, while the impressive primary suite features its own seating area—perfect for a quiet reading nook or dressing space & a private en suite shower room. The family bathroom serves the remaining bedrooms & offers a relaxing place to soak & unwind. Outside, the home continues to impress with a driveway, garage ideal for storage & a beautifully landscaped rear garden that enjoys a non-overlooked position. With a well-kept lawn, several patio areas for outdoor dining & entertaining & a stunning pergola draped in wisteria, the garden offers a truly magical setting to enjoy throughout the seasons.

