

FLOOR PLAN

DIMENSIONS

Entrance Porch

Lounge Diner
15'3 x 12' (4.65m x 3.66m)

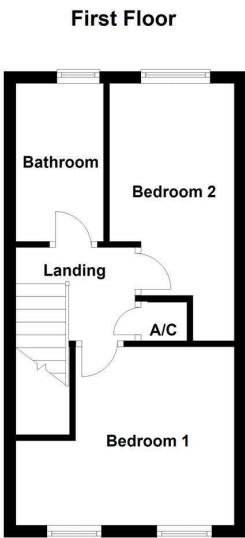
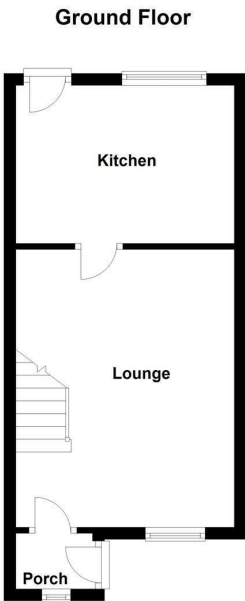
Breakfast Kitchen
12 x 8'8 (3.66m x 2.64m)

Landing

Bedroom One
12 max x 10'6 (3.66m max x 3.20m)

Bedroom Two
13'9 x 6'10 max (4.19m x 2.08m max)

Family Bathroom
10'8 x 4'10 (3.25m x 1.47m)



OVERVIEW

- Stunning Family Home
- Ideal First Time Buy
- Fabulous Location
- Porch & Beautiful Lounge
- Breakfast Kitchen
- Two Double Bedrooms
- Bathroom
- Driveway & Landscaped Garden
- An Early Viewing Is Advised
- EER - tbc, Freehold, Tax - B

LOCATION LOCATION....

Meadows Edge on The Pastures in Narborough is a highly sought-after location, known for its modern setting, strong community feel and excellent local amenities. Families are particularly well served by the popular The Pastures Primary School, which is within easy reach, along with Brockington College for secondary and further education. The area enjoys lovely green spaces and parks close by, perfect for walks, outdoor play and family time, while the nearby River Soar and surrounding countryside offer scenic routes for walking and cycling. Narborough village centre provides a great selection of local shops, cafés, pubs and everyday conveniences, with the larger retail and dining options at Fosse Park just a short drive away. Transport links are a real highlight, with Narborough Train Station offering direct services to Leicester and Birmingham, regular bus routes nearby, and excellent road access to the M1 and M69 for commuters. With its attractive surroundings, good schools, friendly neighbourhood atmosphere and superb connectivity, Meadows Edge is an ideal place to call home.



THE INSIDE STORY

This beautiful semi-detached home is set in a highly desirable location & offers a warm, welcoming atmosphere throughout, making it ideal for a wide range of buyers. An inviting entrance porch leads into the spacious lounge diner, a bright & comfortable room with a front-facing window that floods the space with natural light. With ample room for both relaxing & dining, this versatile space is perfect for everyday living as well as cosy evenings at home. The breakfast kitchen is both charming & practical, featuring classic shaker-style white cabinetry complemented by solid oak worktops for a timeless look. A traditional Belfast sink adds character, while the electric oven & gas hob cater perfectly for everyday cooking. There is plumbing for a washing machine & tumble dryer, along with space for a fridge freezer. A breakfast bar provides a sociable spot for casual dining, morning coffee or entertaining. To the first floor, the landing leads to two generous double bedrooms, each offering a peaceful retreat with ample space for wardrobes & additional furnishings. The bathroom is fitted with a three-piece suite, offering everything needed for both daily routines & relaxing soaks. Externally, the property benefits from off-road parking & a lawned garden to the front. The landscaped rear garden offers a private & tranquil space, featuring a raised decked area ideal for alfresco dining or entertaining, along with a lawned section perfect for relaxing & enjoying the sunshine. This charming home combines comfort, character & location beautifully.

