



Huncote Road, Narborough, Leicester. LE19 3GN

- Two Double Bedroom Period Home
- Located In Narborough Village Within Walking Distance To Train Station
- Two Reception Rooms & Breakfast Kitchen
- Landing, Two Double Bedrooms, Large Family Bathroom
- Outdoor Store With Power, Rear Garden
- Gas Central Heating System & Double Glazing
- Viewing Essential To Appreciate Size And Layout Of Accommodation
- EPC Rating D & Council Tax Band B



PROPERTY DESCRIPTION

Spacious and well presented two double bedroom Edwardian terrace in Narborough village. Ideally located within walking distance to the train station and village amenities and ideal access to Fosse Park and the M1/M69 Motorway network. In brief the property comprises of front and rear reception rooms with central stairs leading to the first floor accommodation, rear kitchen area fitted with modern shaker style wall and base units and having two side elevation windows and a side door leading to the garden. To the first floor the landing gives access to the two good size double bedrooms the front benefitting from built in storage & large bathroom with both bath and separate shower cubicle. The property has gas fired central heating and double glazing. Externally the rear garden has access to the outbuilding with power & fence surround. EPC rating D and Council tax band B. Early viewing is highly recommended to appreciate the style and features of this lovely home.



ROOM DESCRIPTIONS

Dining Room

12' 11" max x 11' 2" (3.94m x 3.40m)

Lounge

12' 11" max x 12' 2" (3.94m x 3.71m)

Kitchen

6' 11" x 13' 9" (2.11m x 4.19m)

Landing

15' 5" x 2' 8" (4.70m x 0.81m)

Bedroom

12' 11" max x 11' 2" (3.94m x 3.40m)

Bedroom

Bathroom

13' 9" x 6' 11" (4.19m x 2.11m)

External

Outbuilding

6' 2" x 4' 11" (1.88m x 1.50m)

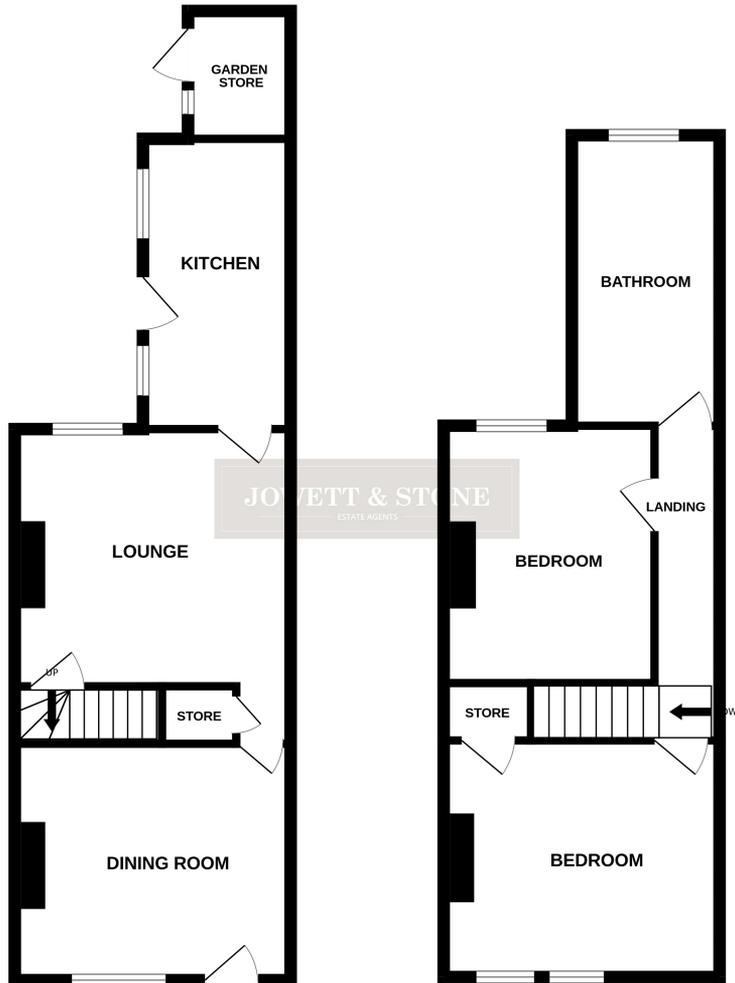
Rear Garden



FLOORPLAN & EPC

GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.

1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 874 sq.ft. (81.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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