



# 24 Victoria Street, Narborough, Leicester. LE19 2DP

- Spacious Three Bedroom Townhouse
- Located In Narborough Village Within Walking Distance To Train Station
- Ent Porch, Ent Hall , Front Living Room With Bay
- Rear Open Plan Dining Kitchen With Access To Rear Conservatory
- Landing, Three Bedrooms, Family Bathroom
- Block Pave Frontage, Rear Garden & Fantastic Garden Room
- Gas Fired Central Heating System, Double Glazing
- Internal Viewing Essential To Appreciate Size And Features
- EPC Rating C & Council Tax Band B



## PROPERTY DESCRIPTION

---

Spacious three bedroom townhouse in Narborough village. Ideally located within walking distance to the train station and ideal access to Fosse Park and the M1/M69 Motorway network. The property has good size accommodation throughout and in brief comprises entrance porch, welcoming entrance hall with stairs to the first floor accommodation. Front living room with bay window and gas fire with surround. To the rear is an open plan dining kitchen fitted with a range of base and wall units, fitted oven/hob, dining area and rear sliding doors leading to the generous double glazed conservatory to the rear. To the first floor the landing leads to the three bedrooms and a refitted family bathroom, there is also a useful boarded loft area. Externally to the front is a block paved area with side fencing. A shared side gate leads to the rear garden which benefits from patio, gravel display area, borders, fence surround. A real feature of the property is the rear garden room which has been created with seating and kitchen area with sink and a useful wc/sink. An internal viewing comes highly recommended to appreciate the size, style, layout and features of this lovely home. EPC rating is C and Council tax is band B.



## ROOM DESCRIPTIONS

---

### Entrance Porch

### Entrance Hall

### Lounge

14' 9" max into bay x 10' 9" into rec (4.50m x 3.28m)

### Dining Kitchen

17' 3" into rec x 9' 11" max (5.26m x 3.02m)

### Double Glazed Conservatory

11' 7" x 10' 3" (3.53m x 3.12m)

### Landing

### Bedroom

12' 0" x 9' 6" (3.66m x 2.90m)

### Bedroom

10' 11" x 9' 10" (3.33m x 3.00m)

### Bedroom

8' 11" x 7' 6" max (2.72m x 2.29m)

### Family Bathroom

### External

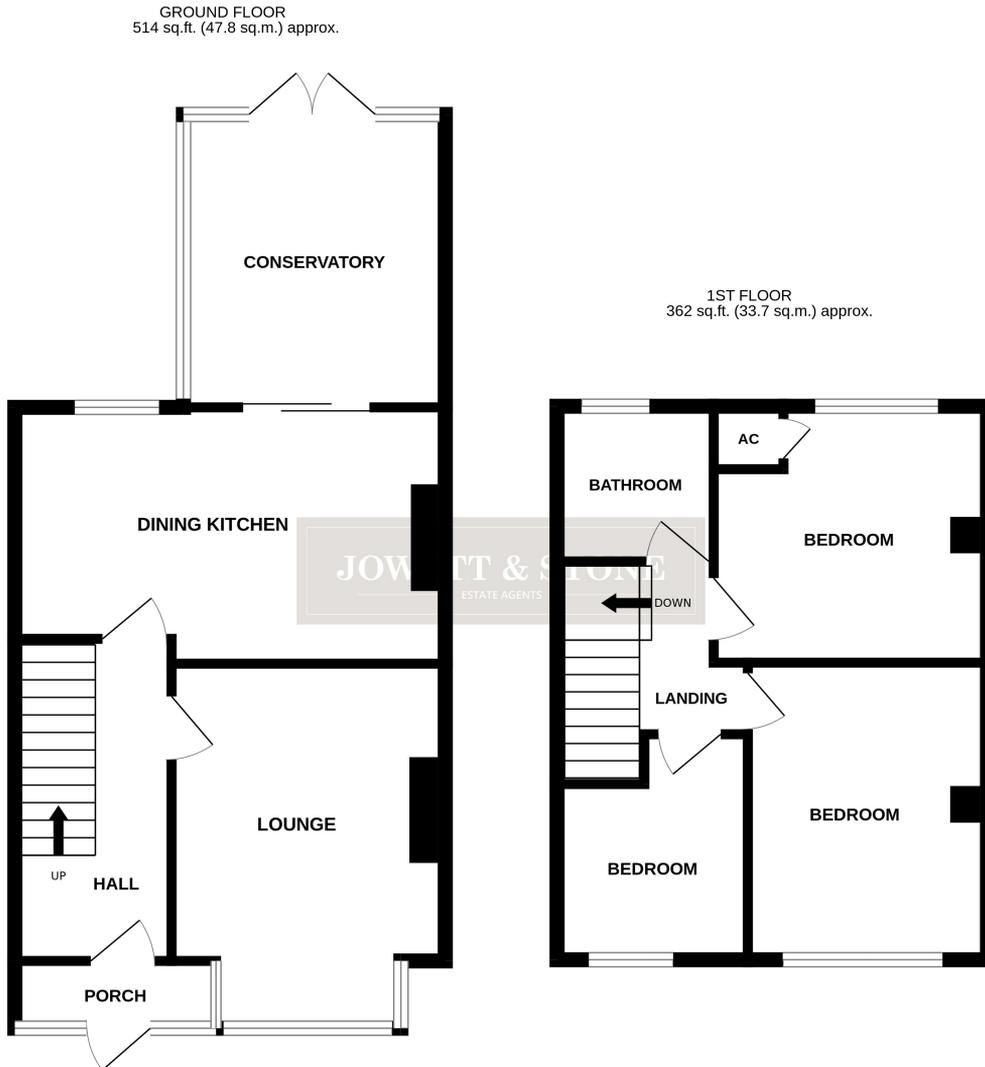
### Rear Garden

### Garden Room

13' 2" max x 12' 4" (4.01m x 3.76m)



# FLOORPLAN & EPC



TOTAL FLOOR AREA : 877 sq.ft. (81.5 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.  
Made with Metropix ©2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>89</b>
(69-80)	<b>C</b>	<b>71</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Blaby  
11, Leicester Road, Blaby, LE8 4GR  
0116 2789624  
blaby@jowettandstone.co.uk