



Narborough House Leicester Road, Leicester, LE19 2HL

£950,000

A Remarkable Grade II Listed Family Home With Striking Architectural And Ecclesiastical Heritage

Narborough House is an exceptional and substantial Grade II Listed period home, offering expansive accommodation across three floors and rich in architectural significance. Originally constructed during the 1700's, the property showcases an elegant Georgian-style frontage, while a later and substantial rear extension introduces a dramatic Neo-Gothic influence, complete with intricate stone carvings and distinctive arched mullion windows.

Accommodation

The property offers spacious and versatile living throughout. The ground floor comprises an impressive entrance hall leading to a sitting room, conservatory, and formal dining room. An inner hall provides access to a breakfast room, well-appointed kitchen, utility room, cloakroom, and a range of useful outhouses.

To the first floor, a generous landing leads to four well-proportioned bedrooms, including a principal bedroom with en suite bathroom, a separate family bathroom, and a study ideal for home working.

The second floor provides two additional large double bedrooms, offering further flexibility for family living, guest accommodation, or hobby spaces.

Outside

Entrance Hall

An impressive introduction to the home, featuring decorative tiled flooring, ceiling coving and a traditional cast iron radiator. A timber front door with a window above allows natural light to flow through, with doors leading to the principal reception areas, and a further door leading to the rear hall. There are various built in storage cupboards.

Sitting Room



A magnificent and generously proportioned reception room showcasing an impressive fireplace. Additional features include ceiling coving, wall light points, dual aspect windows (including sash windows to the front and a stone mullion window to the rear), and a glazed door leading to the garden room. Two traditional cast iron radiators and a modern panel radiator.

Garden Room



A bright and versatile space of brick and timber construction, with tiled flooring, multiple wall light points, and double glazed doors opening onto the gardens. Two wall mounted air con units.

Dining Room



A formal entertaining space with a feature fireplace and twin sash windows to the front elevation. Two traditional cast iron radiators.

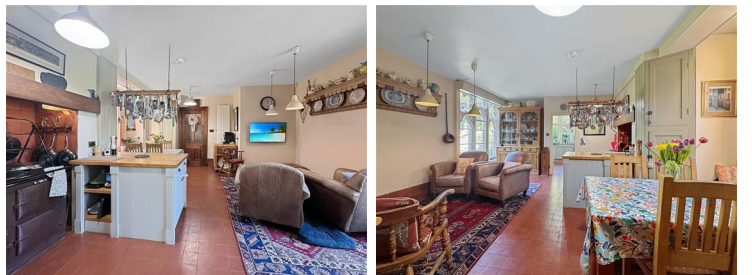
Rear Hall

Continuing the decorative tiled flooring, with a door to the side elevation and a striking stone mullion window to the rear. Stairs rise to the first floor. Traditional cast iron radiator.

WC

With a window to the side aspect, fitted with a low level WC and a pedestal wash basin.

Breakfast Room



A charming and characterful room centred around a fitted Aga, with built in storage cupboards, tiled flooring and windows to the side elevations, complemented by a window seat with storage. Vertical modern radiator.

Kitchen



Fitted with a range of eye and base level units, stainless steel double bowl sink with mixer tap, oven, four ring gas hob, tiled flooring and a window overlooking the rear. Modern vertical radiator.

Utility Room

With a ceramic sink, access to the courtyard and doors to the WC and boiler room.

WC

Fitted with a traditional high flush WC, with a window to the courtyard.

Boiler Room & Outhouses

Housing the boiler with access to additional useful outbuildings.

First Floor Landing



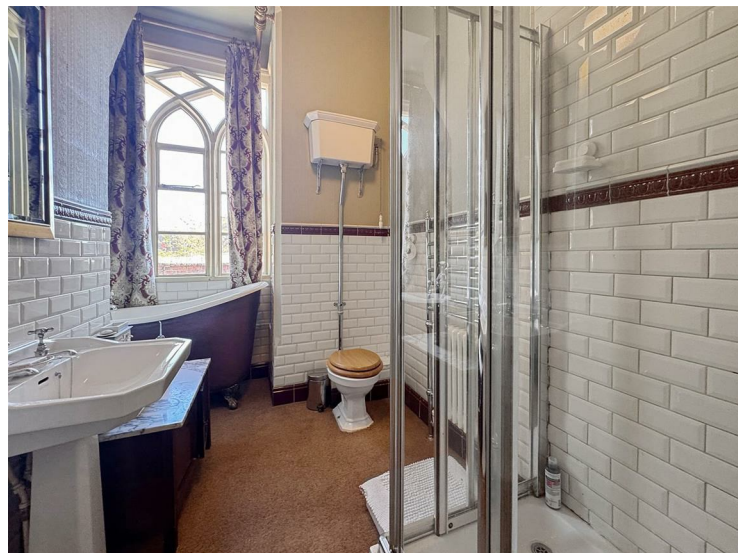
A spacious and light-filled landing with ceiling coving, a traditional cast iron radiator, understairs storage cupboard, and striking stone mullion windows. Stairs rise to the second floor.

Bedroom One



A superb principal bedroom with entrance lobby, period feature fireplace, ceiling coving and rose, and feature stone mullion windows to the rear and side. There are built in wardrobes and two radiators.

En Suite Bathroom



Elegantly appointed with a freestanding ball and claw bath with a shower attachment, pedestal basin, high flush WC, separate shower cubicle with a rainfall shower, heated chrome towel rail, and period detailing throughout.

Bedroom Two



Featuring an original beam, marble fireplace with cast iron surround, tiled hearth, radiator and twin sash windows to the front. Leads through to a dressing room / bedroom. Radiator.

Dressing Room / Bedroom



With cast iron fireplace, media points, access to the en suite, and an original sash window to the front aspect. Radiator.

En Suite



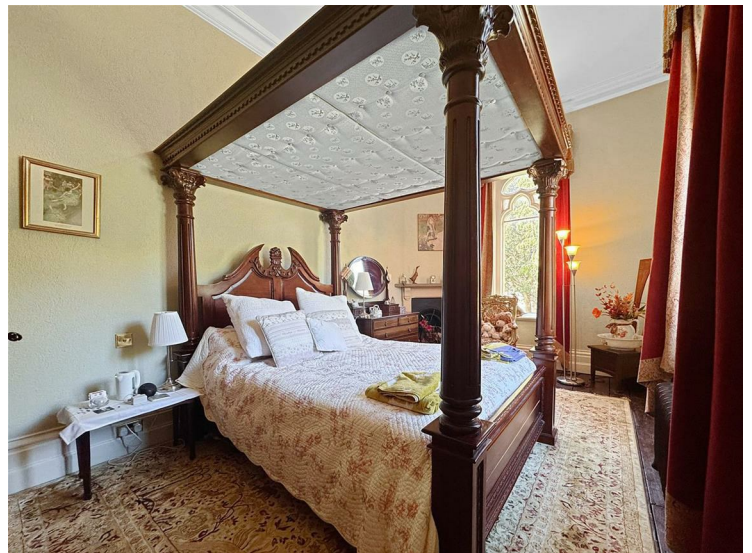
Fitted with a low level w/c, pedestal wash basin and a shower enclosure with a rainfall shower head. Heated chrome towel rail.

Bedroom Three



Offering original beam, cast iron fireplace with wooden surround, and twin sash windows to the front aspect. Two radiators.

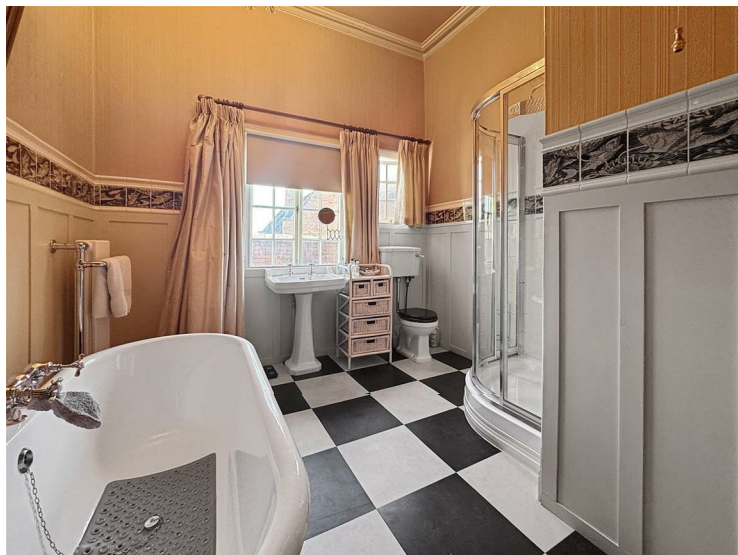
Bedroom Four



A characterful room with cast iron fireplace, ceiling coving and rose,

and feature stone mullion windows to the side and rear aspect. Traditional cast iron radiator.

Family Bathroom



Beautifully styled with a freestanding ball and claw bath, shower cubicle with a rainfall shower head, pedestal basin, two heated towel rails, and classic period features.

Second Floor Landing

With a large linen cupboard and doors to two further bedrooms.

Bedroom Five



Featuring original cast iron stove, two radiators, and twin sash windows to the front aspect.

Bedroom Six

With a cast iron fireplace, two radiators and twin sash windows to the front aspect.

Outside



The property enjoys a prominent frontage onto Leicester Road, with vehicular access via Church Lane through double electric gates leading to a substantial block paved driveway and a modern brick-built double garage.

The gardens provide a stunning setting, featuring tiered landscaping, expansive patio areas, a formal pond, a thoughtfully curated mature planting scheme, together with a large timber summer house and a shed.

To the front, there is also a small former coach house/garage and additional gated access directly from Leicester Road.

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.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

Mortgages

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

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Our guarantee to you is that through our professionalism and attention to detail in every respect, we will endeavor to ensure the entire process is as straight forward and hassle free as possible.

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- * REGULAR client feedback
- * MORTGAGE advice available
- * NO sale no fee
- * ACCOMPANIED viewing's where necessary
- * INTERNET advertising to include, Rightmove, ONTHEMARKET,

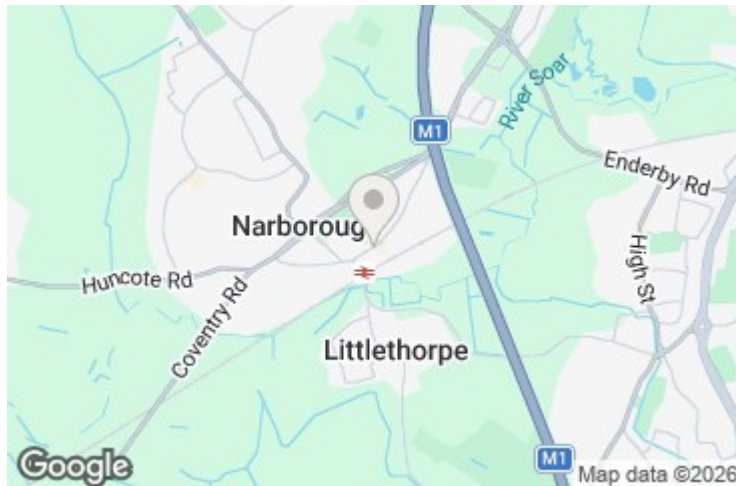
Notes For Purchasers

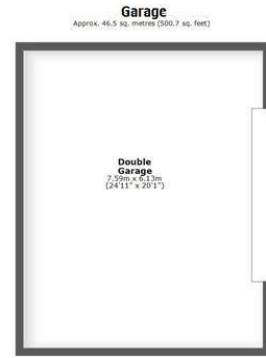
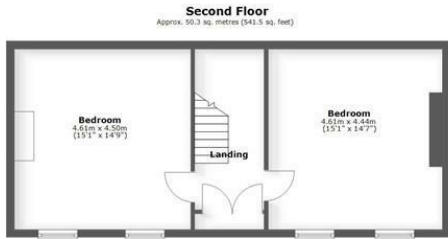
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

Opening Hours

MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm





Total area: approx. 448.7 sq. metres (4830.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	76

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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