



### 73 Leicester Road, Leicester, LE19 2DF

**£539,950**

Dating back to 1875, this iconic family home occupies a prominent position in the heart of Narborough village. Originally commissioned by a successful local wine merchant, the property showcases a wealth of characterful period features alongside grand, well-balanced proportions throughout, complemented by equally impressive external space.

The beautifully appointed accommodation briefly comprises a spacious and welcoming entrance hallway, two elegant reception rooms, an enviable dining kitchen ideal for modern family living, and a thoughtfully converted basement offering versatile additional space.

To the first floor, there are four well-proportioned bedrooms served by a luxurious family bathroom.

Externally, the property enjoys a generous rear garden, perfect for entertaining and outdoor living, together with two useful brick-built outhouses.

## Entrance Hallway

A magnificent and spacious entrance hallway immediately sets the tone for this elegant period home. Featuring a high ceiling, original Victorian tiled flooring and access to all principal ground floor rooms, the hallway perfectly showcases the property's heritage and grand proportions.

## Front Reception Room

Positioned to the front elevation, this beautifully presented reception room benefits from a large bay window fitted with plantation shutters, allowing for both privacy and an abundance of natural light. A log-burning stove creates a warm focal point, complemented by stylish Amtico flooring underfoot.

## Rear Reception Room

Overlooking the rear aspect, the second reception room offers a more intimate setting, complete with an original feature fireplace and Amtico flooring. A versatile space ideal as a formal dining room, snug, or additional sitting room.

## Dining Kitchen

Undoubtedly, the heart of the home, the impressive dining kitchen has been thoughtfully designed for modern family living and entertaining. Fitted with a comprehensive range of quality eye-level and base units with Corian work surfaces over, the kitchen is further enhanced by a suite of premium integrated appliances including two ovens, a warming drawer, fridge/freezer, dishwasher, washer/dryer and wine cooler.

The generous dining area provides ample space for a large family table, while striking five-pane bi-folding doors open seamlessly onto a timber-decked courtyard — perfect for summer gatherings and indoor-outdoor living. Underfloor heating adds an extra touch of comfort and luxury.

## Basement

The converted basement offers valuable and versatile additional space. Currently utilised for storage, it presents excellent potential to be further enhanced and adapted into additional living accommodation, subject to individual requirements.

## First Floor Landing

A spacious split-level landing provides access to all first-floor accommodation and includes two loft access points, both leading to the generously sized boarded loft space: the original hatch from the main landing and a second hatch with integrated ladder from the fourth bedroom. The loft extends to a separate rear section, which remains unboarded and offers additional storage potential.

## Bedroom One

A generous principal bedroom enjoying views to the rear aspect, complete with fitted wardrobes and an original fireplace recess.

## Bedroom Two

Situated to the front elevation, this well-proportioned double bedroom benefits from fitted shutters and excellent natural light.

## Bedroom Three

Featuring two replacement double-glazed sash windows to the side aspect, this charming bedroom retains a bright and airy feel.

## Bedroom Four

A versatile fourth bedroom overlooking the front elevation, complete with fitted shutters and attractive half-wall panelling — ideal as a child's room, nursery or home office.

## Bathroom

A luxurious, dual-aspect bathroom beautifully appointed with a dual flush, countertop-mounted wash basin with vanity storage beneath,

and a walk-in shower enclosure with a rainfall shower head. A striking 'Lusso' freestanding bath creates a true statement feature. A useful storage cupboard houses the recently installed combination boiler.

## Outside

The generous rear garden is predominantly laid to lawn and framed by mature, well-stocked borders, creating a private and established setting. Multiple seating areas provide ideal spaces for relaxing and entertaining.

Two substantial brick-built outbuildings, previously used as a garden room and home gym, offer exceptional versatility and would lend themselves perfectly to a home office, studio, or further recreational space.

## Location

The property is ideally positioned within a short walk of Narborough train station, offering direct rail links to Leicester and Birmingham New Street, making it well suited for commuters. A well-regarded local doctors' surgery, post office and a range of everyday amenities are also within easy walking distance. For those travelling further afield, the M1 and M69 motorways are just a short drive away, providing excellent road connections.

## 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.

## Thinking of Selling?

IF YOU ARE THINKING OF SELLING YOUR PROPERTY  
LET OUR LOCAL KNOWLEDGE AND EXPERIENCE WORK FOR YOU!

Carlton Estates are an independent and family run estate agency specialising in the local market, having a reputation for quality, service and customer care.

We value your business and understand that selling your home is a major decision.

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.

10 GOOD reasons to choose Carlton Estates:

- \* THE local agent
- \* FREE market appraisal
- \* REALISTIC valuations based on local market knowledge
- \* EXTENSIVE advertising for maximum exposure
- \* COMPETITIVE fees
- \* REGULAR client feedback
- \* MORTGAGE advice available
- \* NO sale no fee
- \* ACCOMPANIED viewing's where necessary
- \* INTERNET advertising to include, Rightmove, ONTHEMARKET, FindaProperty and our own [www.carltonestates.co.uk](http://www.carltonestates.co.uk)

CALL US NOW ON 0116 284 9636

## 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.

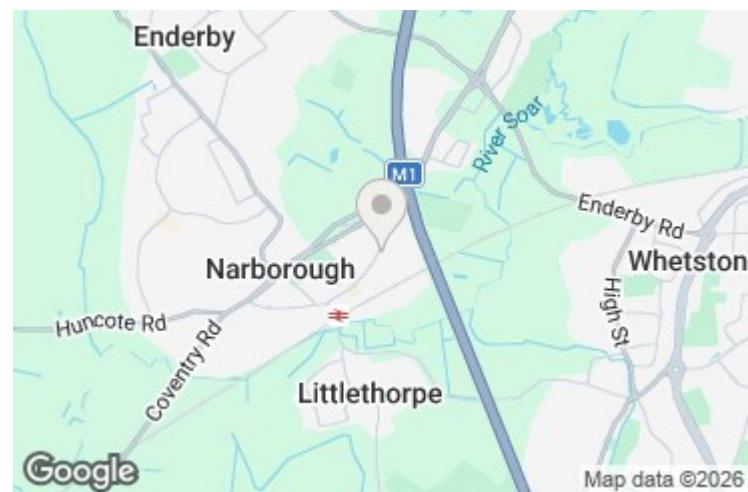
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

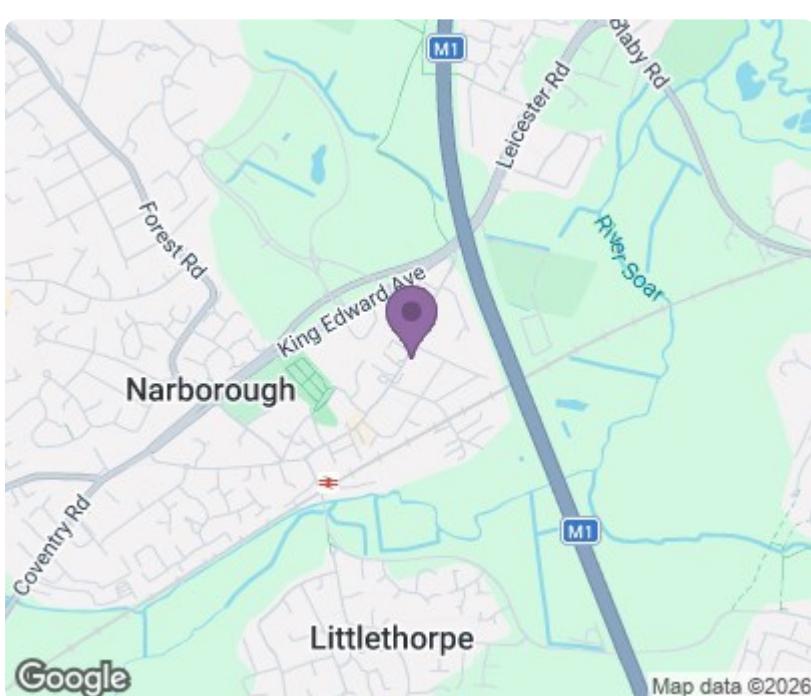
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(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





	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		
EU Directive 2002/91/EC		
England & Wales		

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		