

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

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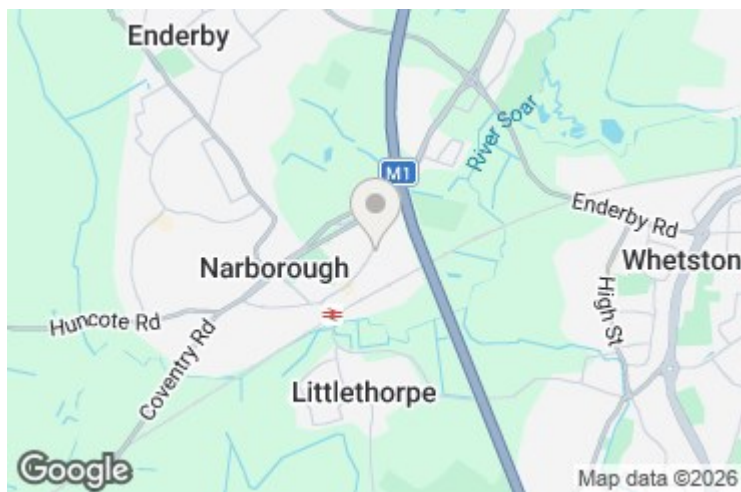
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Energy Efficiency Rating	
Current	Potential
Vary energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
67	80
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
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England & Wales EU Directive 2002/91/EC	