

Room Sizes

Entrance Hallway

Living Room

14'9 x 14'7

Dining Kitchen

22'3 x 11'2

Dining Room

11'2 x 10

Utility Room

WC

Bedroom One

12'2 x 11'2

Ensuite

Bedroom Two

14'8 x 10

Bedroom Three

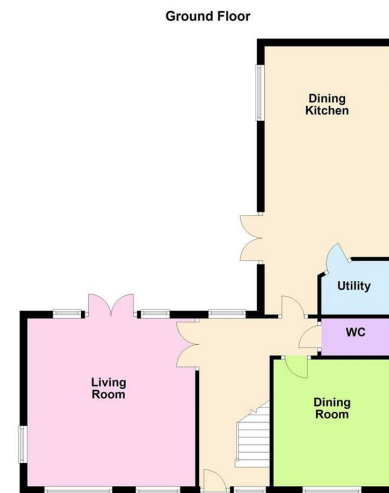
10'7 x 9'6

Bedroom Four

11'6 x 8'8

Bathroom

7'8 x 6'9



Bradgate Close, Narborough, Leicester LE19 3EG

£499,950

FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

VIEWING Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

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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.

MONEY LAUNDERING Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

The Story Begins

- Executive Detached Family Home
- Beautifully Presented Throughout
- Entrance Hallway & Downstairs WC
- Lounge With Log Burner & Separate Dining Room
- Modern Fitted Kitchen & Utility Room
- Four Double Bedrooms
- Ensuite Shower Room & Family Bathroom
- Enclosed Landscaped Rear Garden
- Two Driveways and Detached Garage
- EER Rating tbc , Council Tax E, Freehold.

Location Is Everything

Narborough is a charming village that offers an appealing blend of amenities. It features a good range of shops, including grocery stores, boutique shops, and essential services, which provide residents with everyday conveniences. The village is also home to several pubs and restaurants, perfect for socialising and dining out. Narborough boasts reputable schools, making it a great place for families. The excellent motorway networks, including easy access to the M1 and M69, ensure smooth commutes to nearby cities. Efficient bus links further enhance connectivity. Parks and green spaces in Narborough offer wonderful spots for family outings. Overall, Narborough's attractive combination of convenient services, transportation options, and green spaces make it a pleasant and desirable place to live.



Inside Story

A stunning and executive four-bedroom detached family home, this property offers luxurious accommodation throughout and boasts a landscaped rear garden, a frontage for additional parking, and a detached garage. Upon entering, you are greeted by an inviting hallway. A staircase ascends to the first floor, and there's easy access to the downstairs WC. The lounge, awash with natural light from dual aspect windows and featuring elegant French doors that open to the garden, offers a bright yet cozy ambiance. A charming log burner adds an extra touch of warmth to this inviting space.

The formal dining room, perfect for cherished family meals. However, with the option of dining in the kitchen, this room offers the flexibility to be adapted to your family's specific needs. The stylish kitchen is equipped with an array of sleek wall and base units and contrasting work surfaces. It includes all necessary amenities such as an integrated dishwasher, double oven, gas hob, and extractor fan. This space is designed for easy socializing and efficient functionality. A utility room, essential for any busy family, complements the kitchen with coordinating units, plumbing for a washing machine, and a sink drainer.

On the first floor, you will find the four comfortable double bedrooms. The master bedroom includes a modern en-suite shower room, fitted with a walk-in shower cubicle, low-level WC, and wash hand basin. The family bathroom is characterized by a crisp white four-piece suite, comprising a pedestal wash hand basin, low-level WC, bath, separate shower cubicle, and neutral tiling, providing a serene space for relaxation.

Externally, the property features a driveway leading to the garage, with a gate providing access to the rear garden. The landscaped rear garden is mainly laid to lawn, complemented by a patio area perfect for alfresco dining during the warmer months.

