

Room Sizes

Entrance Hallway

Living Room
19'9 x 11'2

Dining Kitchen
19'9 x 11'7

Downstairs WC

Utility Room

First Floor Landing

Bedroom One
11'10 x 11'5

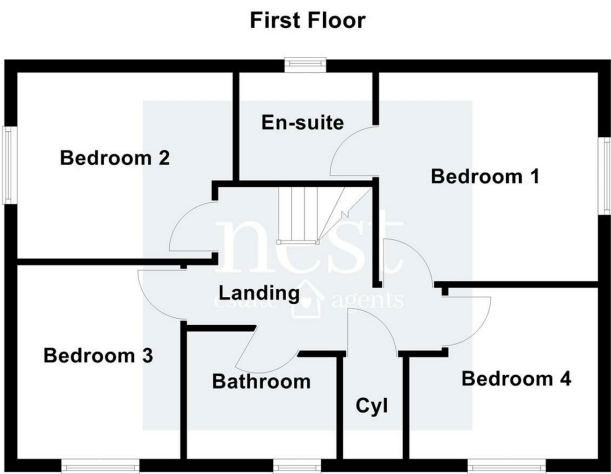
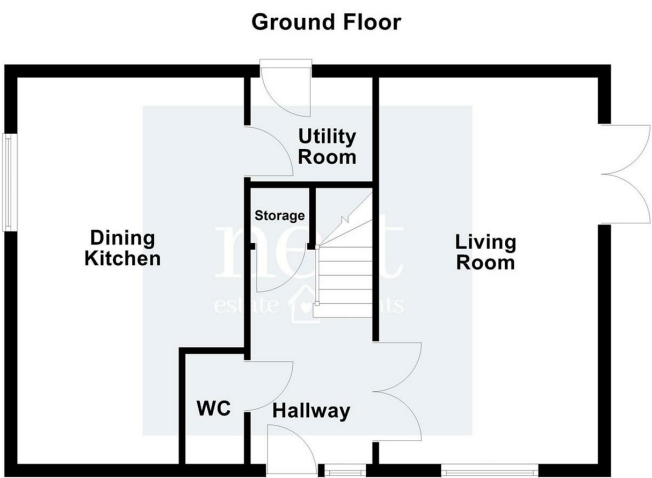
En-Suite

Bedroom Two
11'8 x 9'8

Bedroom Three
9'10 x 8'1

Bedroom Four
10 x 7'9

Bathroom



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.

Goscote Drive, Narborough, Leicester LE19 3ES

Price Range £425,000

The Story Begins

- Fabulous Family Home
- Entrance Hall
- Lounge
- Wonderful Family Living Kitchen Diner With Seating Area
- Downstairs Cloakroom & Utility
- Four Bedrooms Master Bedroom With An En-Suite
- Family Bathroom
- Enclosed Garden
- Detached Garage
- Freehold - Council Tax tbc EPC rating tbc Guide Price £425,000 - £450,000

Location Is Everything

Narborough is a 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

The Bembridge built by Taylor Wimpey is a stunning Four-Bedroom Detached Home. Step into this beautifully presented four-bedroom detached home, where you are greeted by a spacious and light-filled hallway adorned with elegant wood-style flooring. This inviting entrance features a convenient storage cupboard, perfect for stowing away coats and shoes, and provides seamless access to the downstairs living areas. Off the hallway, you'll find a well-appointed cloakroom equipped with a low-level WC and a stylish hand wash basin. The living room serves as a highlight of the home, offering an ideal sanctuary for relaxation after a busy day. With French doors that open directly to the garden, it effortlessly blends indoor and outdoor living. The fitted kitchen/diner is a chef's dream, boasting modern wall and base units along with integrated appliances, including a double oven, gas hob with an extractor fan, and a dishwasher. There is also ample space for a family dining table. Adjacent to the kitchen, the utility room adds practicality with additional wall and base units, plumbing for a washing machine, and space for a tumble dryer. As you ascend to the first floor, the landing opens to four generously sized bedrooms, each featuring fitted wardrobes for added convenience. The main family bathroom is well-equipped with a bath, shower, wash hand basin, and low-level WC. The master bedroom offers a private retreat, complete with an ensuite shower room featuring a double shower, wash hand basin, and low-level WC. Externally the garden is enclosed with synthetic grass, patio are and a part undercover pergola a wonderful space to enjoy outdoor living. Nestled in an excellent cul-de-sac location, this family home includes a detached garage and parking space, along with a gate leading to the charming rear garden. Additional visitor parking is also available. Price Range £425,000 - £450,000

