

# FLOOR PLAN

## DIMENSIONS

**Porch**

**Lounge Diner**  
16'1 x 11'9 (4.90m x 3.58m)

**Kitchen**  
14'8 x 9'1 (4.47m x 2.77m)

**Bedroom One**  
11'9 x 12'3 (3.58m x 3.73m)

**Bedroom Two**  
16'8 x 9'1 (5.08m x 2.77m)

**Shower Room**



**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 22a Cross Street, Enderby, LE19 4NJ  
Telephone: 0116286 9700 • Email: sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/  
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Call us on 0116 2811 300 for free advice.  
**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 & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

1 Elmhurst Close, Narborough, LE19 3LX  
Price Guide £350,000

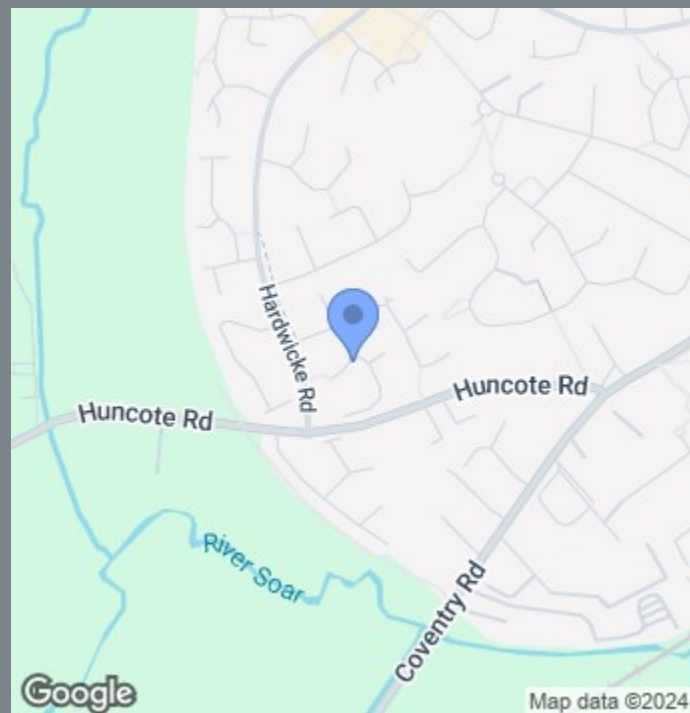


## OVERVIEW

- Detached
- Corner Plot In Cul De Sac Location
- Lounge
- Kitchen
- Two Bedrooms
- Shower Room
- Driveway & Detached Garage
- Enclosed Well Maintained Garden
- EER Rating D , Freehold
- Council Tax Band -

## LOCATION LOCATION....

Narborough enjoys an array of amenities, with a good selection of local shops, three primary schools, restaurants, public houses, post office, pharmacy, medical centre, dentist, library the list goes on. Narborough is situated south of the city and is within easy reach of motorway networks and Narborough train station. Being a rural village there are ample footpaths, bridle ways and cycle routes in the area too. A truly lovely place to live.



## THE INSIDE STORY

*PRICE GUIDE OF £340,000 - £350,000 A fabulous corner plot in a peaceful cul-de-sac, this beautiful detached bungalow offers a serene and spacious retreat. The property is perfectly positioned to enjoy the best of both worlds, with the tranquillity of its location and the convenience of nearby amenities. It has a bright and airy lounge, bathed in natural light from dual aspect windows. This generous space is ideal for both relaxing and entertaining, with a layout that flows seamlessly. The kitchen is well-equipped and thoughtfully designed, providing ample space for meal preparation and cooking. The two bedrooms offer comfortable and versatile living spaces. The primary bedroom features fitted wardrobes, offering practical storage solutions, while the second bedroom boasts a window and French doors that open onto the garden, transforming it into a potential sitting room if an additional bedroom is not required. For convenience and comfort, the property includes a shower room, equipped with modern fixtures and fittings. This addition ensures that the bungalow meets the needs of contemporary living, providing a refreshing space for daily routines. Outside, the driveway leads to a garage, which presents an exciting opportunity for extension, subject to planning permission. This could provide additional living space or a larger garage, catering to the needs of the new owner. The loft has light, and has been part boarded out for storage. The fabulous rear garden is a true highlight of the property, with a delightful array of flowers, a lush lawn, and a wonderful patio area. It's the perfect outdoor space for enjoying the sunshine, dining al fresco, or simply unwinding after a long day.*

