

FLOOR PLAN

DIMENSIONS

Entrance Hall

Family Living Kitchen

Utility Room

Play Room

Downstairs Cloakroom

Landing

Lounge

19'1 x 9'10 (5.82m x 3.00m)

Bedroom Two

14'1 x 9'4 (4.29m x 2.84m)

En Suite

9'4 3'8 (2.84m x 1.12m)

Separate WC

Landing

Bedroom One

13'10 x 10'3 (4.22m x 3.12m)

En Suite

3'9 x 9'5 (1.14m x 2.87m)

Bedroom Three

9'3 x 9'9 (2.82m x 2.97m)

Bedroom Four

9'3 x 7'10 (2.82m x 2.39m)

Family Bathroom

6'9 x 5'5 (2.06m x 1.65m)



Total area: approx. 153.1 sq. metres (1648.2 sq. feet)



23 Bradgate Close, Narborough, LE19 3EG

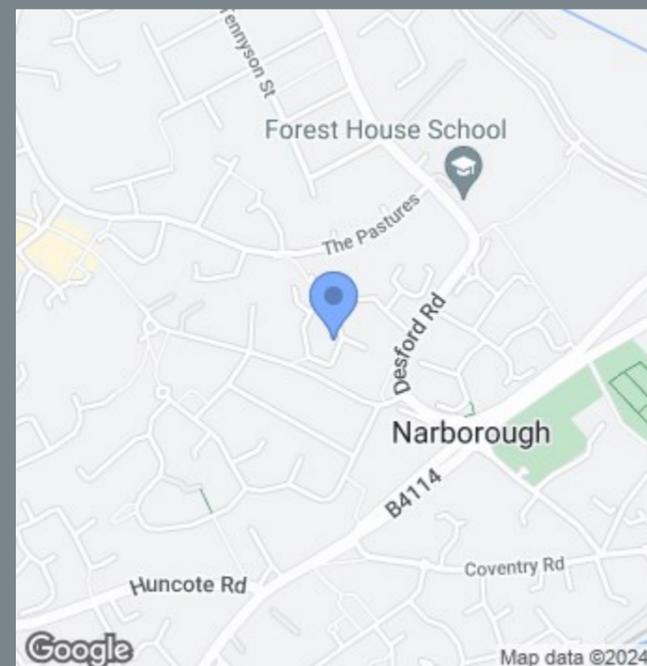
£400,000

OVERVIEW

- Stunning Extended Family Home
- Cul De Sac Location
- Entrance Hall, Utility & Cloakroom
- Extended Family Living Kitchen & Play Room
- Lounge, Four Bedrooms
- Two En Suites & Family Bathroom
- Driveway & Garage
- Enclosed Rear Garden
- EER Rating - tbc. Freehold
- Council Tax Band - D

LOCATION LOCATION....

This house stands proudly with space to the side to give an open feel and is positioned on an exclusive small development. 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. An ideal family home in a great location.



THE INSIDE STORY

Welcome to this stunning three-storey detached family home, nestled in a highly regarded location that promises both luxury & comfort. As you approach the property you are greeted by an elegant entrance hall that sets the tone for the sophisticated living spaces that await. The heart of the home is undoubtedly the extended family living kitchen, a space designed for both functionality & relaxation. The kitchen boasts modern appliances, ample storage & a central island that serves as the perfect hub for meal preparation & casual dining. French doors open out onto the garden, seamlessly blending indoor & outdoor living & allowing natural light to flood the room. Adjacent to the kitchen is a practical utility room, providing additional space for laundry & storage & a downstairs cloakroom offers convenience for family & guests. A playroom completes the ground floor, a versatile space that can be adapted to suit the needs of the family. Ascending to the first floor, you are greeted by a spacious landing that leads to the lounge, a tranquil retreat with dual aspect windows that offer views of the surrounding area & fill the room with natural light. Bedroom two, also on this level, is a generous size & features an en suite shower room, providing privacy & luxury for family members or guests. An additional WC on this floor adds to the convenience of the layout. The second floor is dedicated to the primary suite, a true sanctuary with an en suite that offers a spa-like experience. Bedrooms three & four are also located on this level, each with ample space & natural light, sharing the family bathroom that serves this floor. Outside, the property is complemented by a driveway that provides off-road parking & an enclosed garden that offers a private oasis for outdoor living. The garden features two patios, perfect for al fresco dining & entertaining & a lawn area that is ideal for children to play or for adults to relax and enjoy the sunshine.

