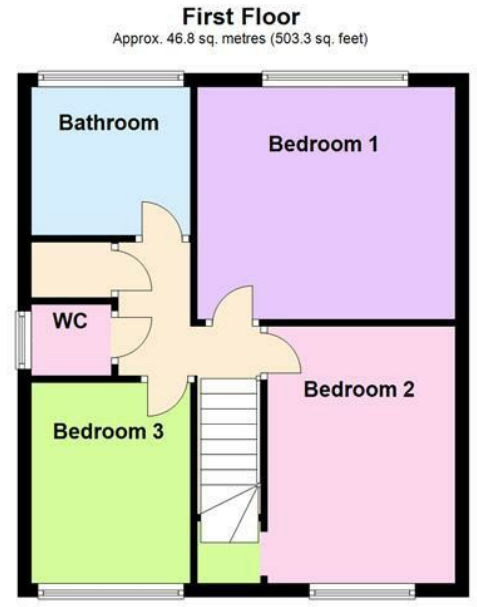
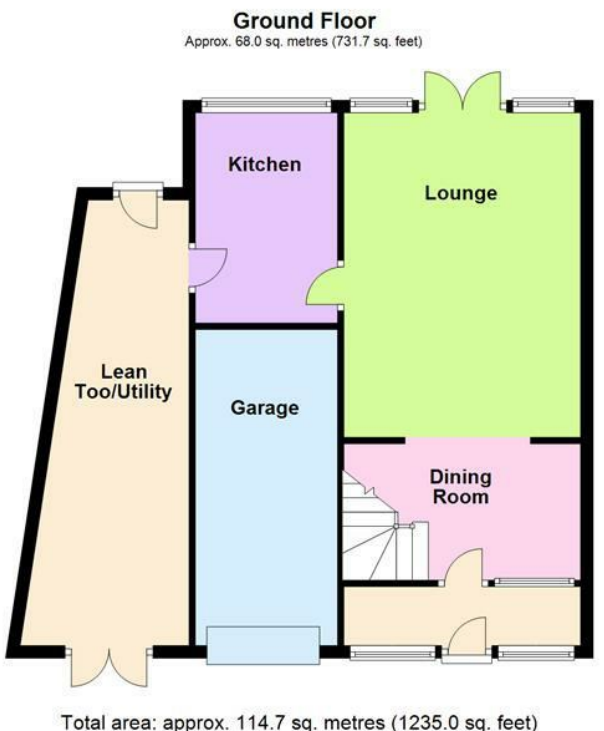


**FLOOR PLAN**

- DIMENSIONS**
- Porch**
  - Dining Room**  
12'04 x (3.76m x )
  - Lounge**  
17'01 x 12'04 (5.21m x 3.76m)
  - Kitchen**  
10'10 x 7'07 (3.30m x 2.31m)
  - Lean Too Utility**  
21'10 x 8' max (6.65m x 2.44m max)
  - Landing**
  - Bedroom One**  
11 x 12'04 (3.35m x 3.76m)
  - Bedroom Two**  
12'05 x 9'02 (3.78m x 2.79m)
  - Bedroom Three**  
9'02 x 7' (2.79m x 2.13m)
  - Bathroom**  
7' x 7'09 (2.13m x 2.36m)
  - Separate WC**  
3'11 x 2'04 (1.19m x 0.71m)



**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/  
**FREE PROPERTY VALUATIONS** Looking to sell? Need a valuation?  
 Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.  
 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.

26 Langham Drive, Narborough, Leicestershire, LE19 3EY  
**£269,500**

## OVERVIEW

- Stunning Family Home
- Lovely Location
- Porch
- Lounge & Dining Room
- Modern Kitchen & Lean To
- Three Bedrooms & Bathroom With Separate WC
- Driveway & Garage
- Beautiful Rear Garden
- EER rating - C, Freehold
- Council Tax Band - B

## 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. Situated south of the city and is within easy reach of motorway networks and Narborough train station. The village is also home to notable landmarks such as Narborough Hall, a 16th-century manor house that doubles as a unique shopping experience. 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

Nestled in a highly desirable location, this stunning family home offers a perfect blend of comfort, style, and functionality. As you approach the property, you are greeted by a charming porch that sets the tone for the inviting atmosphere within. Upon entering, you are welcomed by a cosy dining room, ideal for intimate family meals or casual gatherings. The lounge is a highlight of the home, featuring French doors that flood the space with natural light and provide seamless access to the garden, making it an ideal spot for relaxation and entertainment. The heart of the home is the well-appointed kitchen, complete with a breakfast bar that encourages casual dining and socializing. Adjacent to the kitchen is a lean-to utility area, offering practical space for laundry and additional storage, ensuring the home remains organized and clutter-free. Ascending to the first floor, the landing leads to three well-proportioned bedrooms, each offering a peaceful retreat and a comfortable space for rest and relaxation. The family bathroom, complemented by a separate WC, ensures convenience and privacy for all. Outside, the property boasts a driveway that provides ample parking and leads to a garage, offering secure storage or additional parking space. The enclosed rear garden is a private sanctuary, perfect for outdoor dining, play, or simply enjoying the tranquility of the surroundings. This property is a true gem, offering everything a growing family could desire in a sought-after location.

