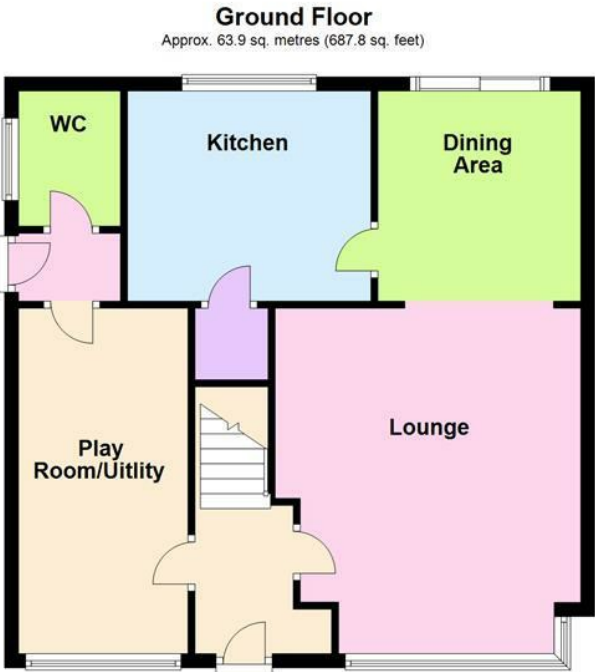


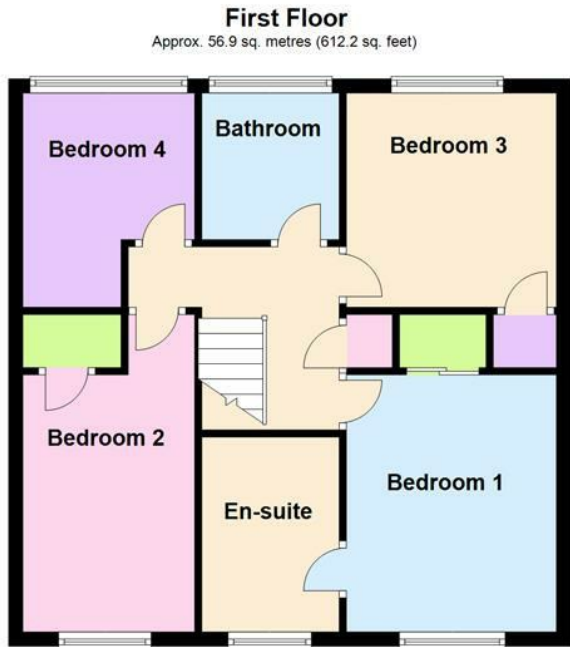
FLOOR PLAN

DIMENSIONS

- Entrance Hall**
- Lounge**
13'09 x 13'03 (4.19m x 4.04m)
- Dining Area**
9'08 x 9'04 (2.95m x 2.84m)
- Kitchen**
9'07 x 11'02 (2.92m x 3.40m)
- Playroom & Utility**
16'05 x 7'03 (5.00m x 2.21m)
- Downstairs Cloakroom**
6'06 x 3'05 (1.98m x 1.04m)
- Landing**
- Bedroom One**
12' x 8'06 (3.66m x 2.59m)
- Shower/Dressing Room**
9'01 x 6'07 (2.77m x 2.01m)
- Bedroom Two**
14'03 x 7'09 (4.34m x 2.36m)
- Bedroom Three**
9'09 x 9'09 (2.97m x 2.97m)
- Bedroom Four**
9'07 x 7'09 (2.92m x 2.36m)
- Bathroom**
5'06 x 6'04 (1.68m x 1.93m)



Total area: approx. 120.8 sq. metres (1300.0 sq. feet)



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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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.

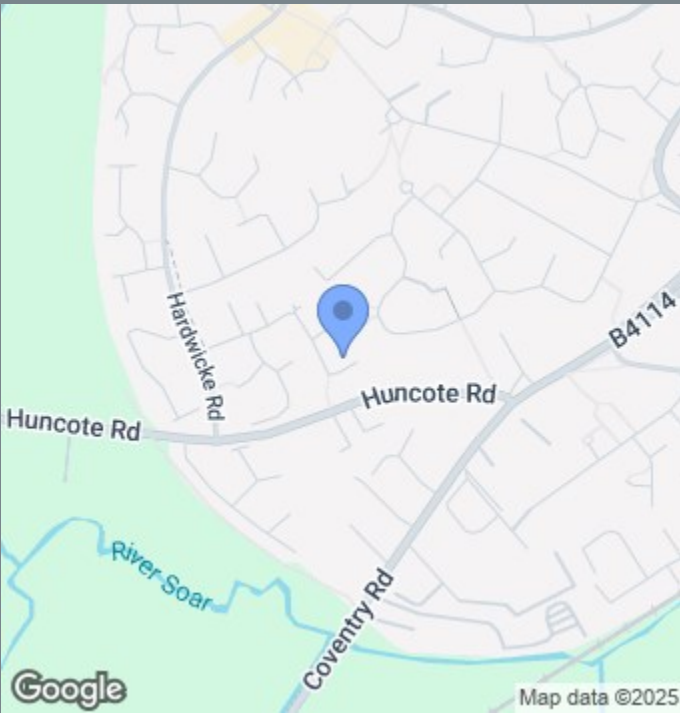
5 Squirrel Close, Narborough, LE19 3WF
Guide Price £375,000

OVERVIEW

- Spacious Detached Family Home
- Cul De Sac Location
- Lounge Diner
- Fitted Kitchen & Downstairs Cloakroom
- Play Room With Utility
- Four Bedrooms
- Family Bathroom & Dressing/Shower room
- Driveway & Garden
- EER Rating - B Freehold
- Council Tax Band - D

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

Welcome to this charming and spacious detached family home, nestled on a peaceful cul de sac in one of the most sought-after neighbourhoods. As you step inside, you are greeted by a bright and inviting entrance hall. The generous lounge diner is a highlight, featuring a large window that fills the space with natural light, creating a warm atmosphere for both relaxation and entertaining. With patio doors leading directly into the garden, this area seamlessly connects indoor and outdoor living. The well-appointed kitchen is designed for functionality and style, making meal preparation a joy for the home chef. A versatile playroom offers endless possibilities for family fun or can easily serve as a home office, complemented by a convenient utility area that simplifies daily routines. A handy downstairs cloakroom ensures that guests are always accommodated comfortably. As you make your way upstairs, you will find a spacious landing that leads to four well-proportioned bedrooms, providing ample space for the whole family. The primary bedroom boasts its own dressing/shower room, while the thoughtfully designed family bathroom caters to the needs of everyone in the household. This property includes solar panels giving it EPC of B, Outside, a private driveway provides ample parking, and the enclosed garden features a lovely patio area, perfect for outdoor gatherings and enjoying sunny days. This home truly offers a perfect blend of space, comfort, and functionality, making it an ideal choice for families looking to create lasting memories. Don't miss the opportunity to make this delightful property your own!