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# nestegg

## FLOOR PLAN

## **DIMENSIONS**

Entrance Hall 12'8 x 6'10 (3.86m x 2.08m)

Living Room 16'00 x 11'10 (4.88m x 3.61m)

Dining Room 10'10 x 8'04 (3.30m x 2.54m)

Kitchen Diner 20'06 max x 19'00 (6.25m max x 5.79m)

Downstairs WC

Bedroom One 15'10 x 11'10 (4.83m x 3.61m)

En-Suite Shower Room

Bedroom Two 11'00 x 8'05 (3.35m x 2.57m)

Bedroom Three 11'00 x 7'11 (3.35m x 2.41m)

Family Bathroom 9'00 x 6'01 (2.74m x 1.85m)

Garage 18'07 x 8'09 (5.66m x 2.67m)







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

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 reliect 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.

12 Roy Close, Narborough, LE19 2DN £350,000

#### **OVERVIEW**

- · Three Spacious Bedrooms
- · Detached Family Home
- · Garage & Ample Driveway
- Extended Kitchen Diner
- Family Shower Room & En-Suite
   Shower Room
- · Stylish Living Room
- · Modern Property Throughout
- EPC Rating tbc
- · Freehold Propery
- · Council Tax Band C

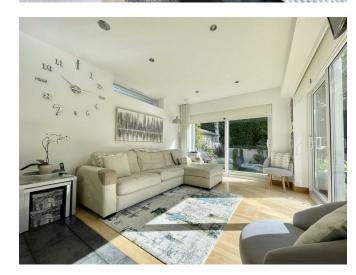
## LOCATION LOCATION....

Roy Close in Narborough is situated in a quiet, residential part of this well-regarded Leicestershire village. The area is known for its friendly community feel and convenient access to local amenities. Surrounded by greenery and tucked away from the busier roads, it offers a peaceful environment that still benefits from excellent transport links, including nearby road networks and a train station with routes into Leicester and beyond. The surroundings are primarily residential, with a mix of family homes and well-maintained properties, giving the neighbourhood a settled and welcoming atmosphere. Nearby, there are schools, parks, shops, and local pubs that contribute to the village charm, making Roy Close a desirable location for those looking for a balance of tranquility and accessibility.











## THE INSIDE STORY

Tucked away on the sought-after Roy Close in Narborough, this beautifully presented three-bedroom home boasts impressive kerb appeal and a paved driveway, setting the tone for what lies beyond. Step inside and you're greeted by a welcoming entrance hall that leads to a separate stylish lounge, flooded with natural light thanks to two generous windows at the front. The property also offers a separate dining room ideal for family meals with patio doors opening onto the rear garden, perfect for entertaining or relaxing on warmer days.

A downstairs WC adds convenience, but the standout feature is the spacious, well-appointed kitchen. With ample storage, built-in appliances and room to move, it's truly the heart of the home. Just off the kitchen, the extended sitting area provides a bright and versatile space, also with patio doors that lead out to the private, non-overlooked rear garden.

Upstairs, there are three well-proportioned bedrooms—two with fitted wardrobes. The main bedroom benefits from its own en suite shower room, while the modern family bathroom is fitted with a sleek shower, WC, sink, and hand basin.

Offering both space and comfort in a quiet yet convenient location, this home is ideal for families or those looking to upsize. Viewings are highly recommended to fully appreciate all that this property has to offer.







