22a Cross Street, Enderby LE19 4NJ Telephone: 0116 286 9700 • Email: sales@nestegg-properties.co.uk www.nestegg-properties.co.uk

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FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge 16'1 x 10' (4.90m x 3.05m)

Family Living Kitchen 17'3 x 13'10 (5.26m x 4.22m)

Landing

Bedroom One 9'3 x 13'10 (2.82m x 4.22m)

Bedroom Two 10'1 x 7'2 (3.07m x 2.18m)

Bedroom Three 7'1 x 6'5 (2.16m x 1.96m)

Shower Room 5'8 x 7' (1.73m x 2.13m)

Garage 19'9 x 7'7 (6.02m x 2.31m)



Total area: approx. 0.0 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

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 I' 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.

MONET 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 we have no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

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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 relie 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.

21 Alyssum Way, Narborough, Leicester, LE19 3WP Offers In Excess Of £280,000

OVERVIEW

- · Beautiful Extended Family Home
- · Great Location
- Entrance Hall & Lounge
- · Family Living Kitchen
- · Three Bedrooms
- · Family Bathroom
- · Driveway & Garage
- · Lovely South Facing Garden
- · Viewing Essential
- EER C, Freehold, Tax Band B

LOCATION LOCATION....

Allysum Way in Narborough is a beautifully located and much sought-after residential area that perfectly blends modern living with village charm. Nestled within a peaceful and friendly community, it's an ideal spot for families, professionals, and those seeking a relaxed yet well-connected lifestyle. The area offers a fantastic range of local amenities, with Narborough village centre close by providing a selection of shops, cafés, and traditional pubs, while the popular Fosse Park Shopping Centre is just a short drive away for more extensive retail and dining options. Families will appreciate the choice of well-regarded local schools and nurseries, along with nearby leisure facilities and open spaces. Transport links are excellent — Narborough Railway Station offers direct train services to Leicester, Birmingham, and beyond, while the M1 and M69 motorways are easily accessible for convenient commuting. For outdoor enthusiasts, there are plenty of local parks, walking routes, and green spaces to enjoy, perfect for weekend strolls or family outings. With its welcoming atmosphere, great schools, and superb connectivity, Allysum Way in Narborough offers a truly desirable setting for comfortable and contemporary living.











THE INSIDE STORY

This delightful family home offers a wonderful combination of space, comfort & modern style, perfectly suited to everyday living and entertaining. From the moment you step into the welcoming entrance hall, you get a real sense of warmth and homeliness. The spacious lounge is filled with natural light and features a striking fireplace that serves as the room's centrepiece—creating a cosy spot for relaxing with family, curling up with a book, or enjoying quiet evenings by the fire. At the heart of the home is the fabulous family living kitchen, thoughtfully designed to bring everyone together. There is an abundance of shaker-style cabinetry paired with contrasting worktops, offering both practicality & timeless appeal, integrated appliances include fridge freezer, washing machine & dishwasher. The breakfast bar provides the ideal place for informal dining, morning coffee, or catching up with loved ones, while the dining area to the rear is a bright & airy space, perfect for hosting gatherings or enjoying family meals. French doors open directly into the garden, seamlessly extending the living space outdoors & the skylight window floods the room with even more natural light, creating a truly inviting atmosphere. Upstairs, the landing leads to three wellproportioned bedrooms, each beautifully finished and featuring fitted wardrobes for storage. The modern shower room is sleek and stylish, fitted with contemporary fixtures and finishes to provide a refreshing space for busy mornings or relaxing evenings. Outside, the home continues to impress with a neat driveway providing ample off-road parking and access to the garage. The south facing rear garden has been designed with ease of maintenance in mind, offering a peaceful setting with paved seating areas ideal for outdoor dining, summer barbecues or simply soaking up the sunshine.







