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

NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Entrance Hallway

Lounge
16' x 10'5 (4.88m x 3.18m)

Dining Kitchen
10'2 x 13'8 (3.10m x 4.17m)

Garden Room
14' x 11'4 (4.27m x 3.45m)

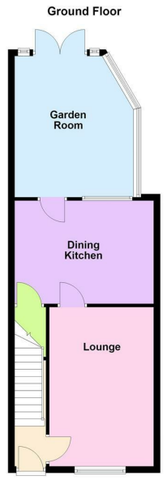
Landing

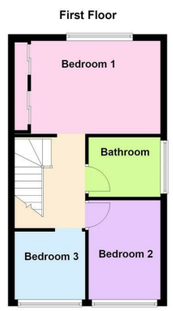
Bedroom One
9'5 x 13'8 (2.87m x 4.17m)

Bedroom Two
10' x 7'2 (3.05m x 2.18m)

Bedroom Three
6'10 x 5'5 (2.08m x 1.65m)

Bathroom
5'11 x 6'11 (1.80m x 2.11m)







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.

8 Campion Close, Narborough, Leicestershire, LE19 3WQ

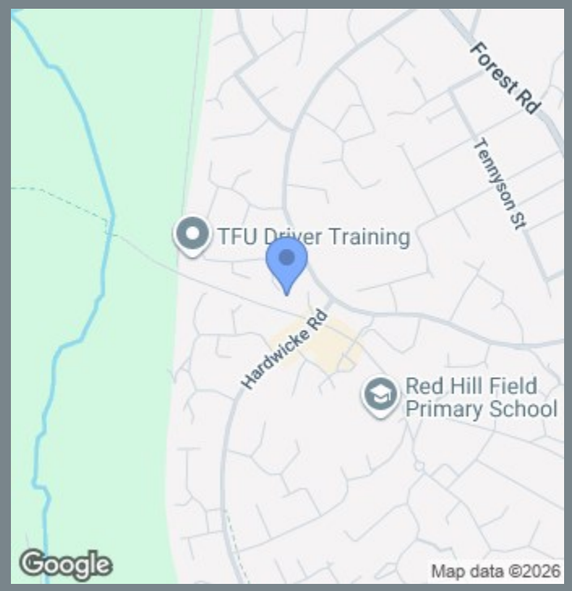
Offers In Excess Of £280,000

OVERVIEW

- Stunning Family Home
- Cul De Sac Location
- No Onward Chain
- Hallway & Lounge
- Dining Kitchen & Garden Room
- Three Bedrooms
- Family Bathroom
- Driveway & Landscaped Garden
- Viewing Is Essential
- EER - C, Freehold, Tax - B

LOCATION LOCATION....

Campion Close enjoys a lovely position on the ever-popular Pastures Estate in Narborough, a well-established & family-friendly development with a welcoming community feel, green spaces & plenty of everyday conveniences close at hand. Families are particularly well catered for, with The Pastures Primary School located on the estate, together with further schooling including Red Hill Field Primary School & Brockington College nearby. Narborough itself offers a great selection of independent shops, cafés, pubs, restaurants & everyday services, while Fosse Park, Everards Meadows & David Lloyd are all within easy reach for shopping, dining, leisure & days out. There are plenty of opportunities to enjoy the outdoors too, with local play areas, green spaces & pleasant walking routes around the Pastures and towards the surrounding countryside. Commuters are exceptionally well placed, with Narborough railway station providing services towards Leicester, Hinckley, Nuneaton & Birmingham, regular bus connections to Leicester & Fosse Park, plus excellent access to the M1 & M69. Combining a friendly neighbourhood, excellent schooling, fantastic amenities & superb transport links, Campion Close is a wonderful place to call home.











THE INSIDE STORY

Offered to the market with no onward chain, this stunning family home occupies a lovely cul-de-sac position & has been beautifully finished throughout, offering stylish, versatile accommodation together with a fabulous landscaped garden. The welcoming hallway leads into the bright & inviting lounge, where a window to the front fills the room with natural light, creating a comfortable space to relax, unwind & enjoy cosy evenings at home. The dining kitchen forms the sociable heart of the property, beautifully fitted with shaker-style cabinetry & offering ample room for a table & chairs. Perfect for everything from busy family breakfasts to relaxed evening meals & entertaining friends, this is a space designed to bring everyone together. A door leads into the fantastic garden room, currently enjoyed as a second sitting room. With French doors opening directly onto the garden, it provides a wonderful additional living space that could equally become a playroom, home office, hobby room or peaceful retreat. Upstairs, the landing leads to three bedrooms, all beautifully presented. Bedroom three is currently utilised as a dressing room but could easily be returned to a bedroom, making the layout wonderfully adaptable as family needs change. The family bathroom completes the first-floor accommodation. Outside, a driveway provides convenient off-road parking, while the landscaped rear garden is a real highlight. Thoughtfully designed with several places to sit & enjoy the outdoors, it features a raised decked seating area, a further seating area tucked beneath a pergola & a patio perfect for summer dining. Well-established shrubs provide colour & character, while a useful workshop offers excellent space for storage, DIY or hobbies.A truly lovely home combining beautiful interiors, flexible living space & a garden made for entertaining—early viewing is highly recommended.







