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## Room Sizes

**Entrance Hall**  
**Downstairs Cloakroom**

**Lounge**  
13'1 x 13

**Sun Room**  
13 x 13

**Kitchen Diner**  
13 x 12

**Utility**  
3 x 8

**Dining Room/ Snug**  
12 x 9

**First Floor Landing**

**Bedroom One**  
13 x 14 max

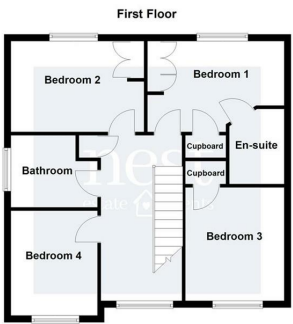
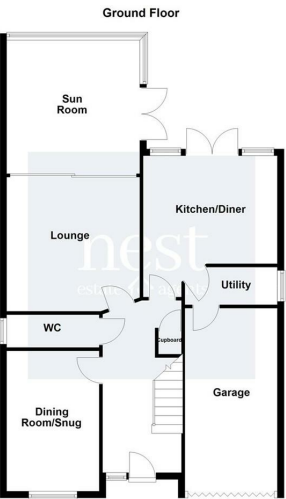
**Ensuite**  
6 x 7

**Bedroom Two**  
13 x 9

**Bedroom Three**  
9 x 11

**Bedroom Four**  
9 x 9

**Bathroom**  
8 x 7 max



**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 1a Lutterworth Road Blaby, Leicester, LE9 1RG  
Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk  
**FREE PROPERTY VALUATION** 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 2772277 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 and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.



Milton Gardens, Narborough, Leicester LE19 3GA

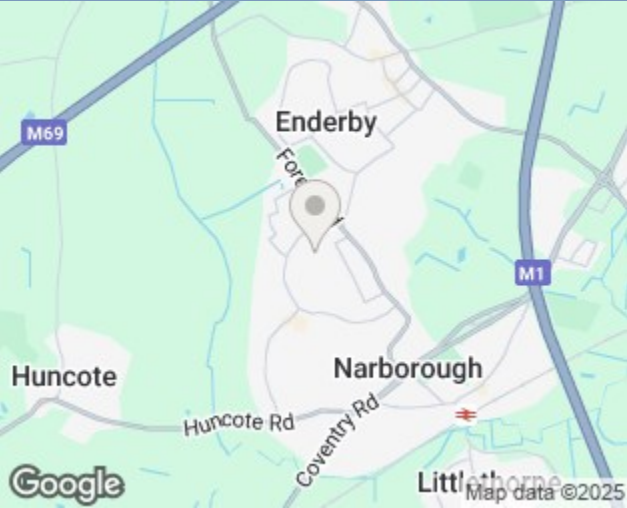
Price Guide £479,950

# The Story Begins

- Exceptional Family Home
- Entrance Hall, Downstairs Cloakroom
- Beautiful Fitted Dining Kitchen & Utility
- Lounge
- Garden Room
- Four Bedrooms Master Bedroom Ensuite
- Family Bathroom
- Enclosed Garden Beautifully Landscaped To The Front & Rear
- Off Road Parking And Electric Door Offering Storage.
- Freehold EPC Rating - C Council Tax - E Monthly Charges - £20 per month Price Guide £479,950 - £484,950

# Location Is Everything

Milton Gardens is situated just off The Poets in Narborough. A location that perfectly balances tranquility with convenience. This area is known for its strong community spirit and offers a variety of local amenities, including shops, cafes, and parks, making it an ideal setting for family life. Narborough is surrounded by beautiful countryside, providing ample opportunities for outdoor activities such as walking, cycling, and exploring the scenic landscapes. In addition to its natural beauty, the village boasts excellent transport links, allowing easy access to nearby cities and attractions, ensuring that you can enjoy both the peacefulness of village life and the vibrancy of urban living. Narborough Train station is close by. With its welcoming atmosphere and well-regarded schools, Narborough is a delightful place to call home, enhancing the appeal of Milton Gardens and making it an exceptional choice for those looking to settle in a truly wonderful place.



# Inside Story

Welcome to this stunning detached home, nestled down a private drive in an exclusive enclave of just eight residences. With its impressive kerb appeal, this property immediately captivates, inviting you into a world of comfort and elegance. Upon entering, you are greeted by a spacious entrance hall that exudes warmth and style, enhanced by wood flooring that flows seamlessly into the heart of the home. The well-appointed kitchen diner is a chef's dream, featuring modern wall and base units equipped with high-quality appliances, including a built-in oven, microwave, induction hob, and a sleek extractor fan. The tiled flooring adds a touch of sophistication, and the utility room, complete with plumbing for a washing machine and additional storage, ensures practicality. French doors open from the kitchen diner to a patio area, where you can indulge in al fresco dining and entertaining while enjoying the garden views. The cosy yet spacious lounge offers a perfect retreat for relaxation. Adjacent to the lounge, a delightful garden room extends the living space, allowing you to enjoy the feel of outdoors all year round. For those seeking versatility, the snug or formal dining room presents an ideal space to tailor to your needs. The convenience of a downstairs WC adds practicality. As you ascend to the first floor, you will discover four generously sized double bedrooms. The master bedroom featuring an en suite bathroom equipped with a double shower, wash hand basin, and WC. The family bathroom is equally well-appointed, with a bath with a shower over, a wash hand basin, and a low-level WC. Externally, the property shines with a beautifully landscaped, enclosed garden that invites you to unwind and enjoy the outdoors. With lawn, inviting patio areas, and various spots perfect for outdoor dining and relaxation, this garden is an oasis of tranquility and a perfect setting for gatherings. An electric door leads to storage and gated access to the rear. Price Guide

