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

**Porch**
3'09x 5'11 (1.14mx 1.80m)

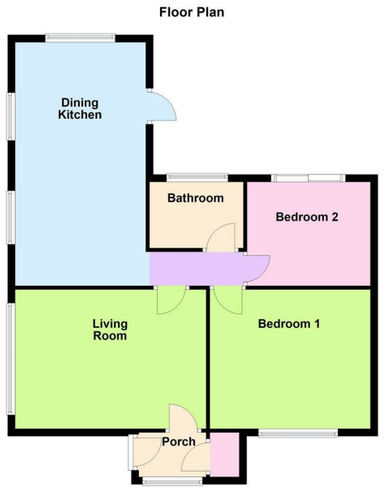
**Living Room**
12'01 x 16'08 (3.68m x 5.08m)

**Dining Kitchen**
21'04 x 11'04 (6.50m x 3.45m)

**Bedroom One**
12'02 x 14'01 (3.71m x 4.29m)

**Bedroom Two**
8'10 x 10'08 (2.69m x 3.25m)

**Bathroom**
5'09 x 8'03 (1.75m x 2.51m)






**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.

58 Victoria Street, Narborough, LE19 2DP

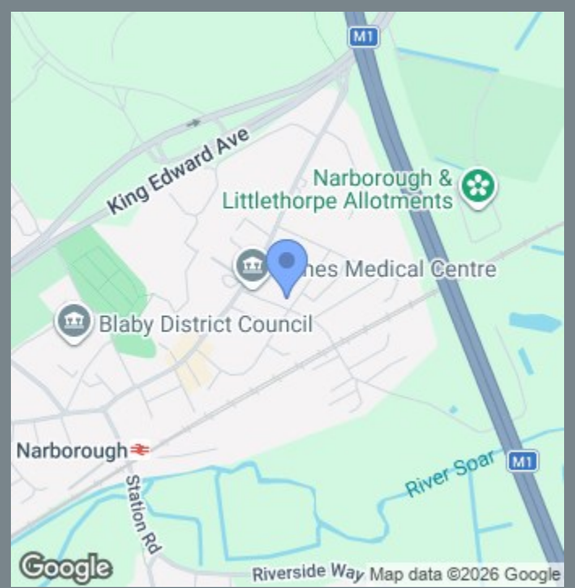
£295,000

# OVERVIEW

- Extended Detached Bungalow
- Wonderful Location & No Chain
- Porch & Lounge
- Spacious Dining Kitchen
- Two Bedrooms
- Beautiful Bathroom
- Garden To Three Sides
- Driveway & Garage
- Viewing Is Essential
- EER - , Freehold, Tax - C

# LOCATION LOCATION....

Victoria Street is ideally positioned within the heart of Narborough, one of south Leicestershire's most sought-after villages. Known for its strong community spirit and excellent amenities, the village offers a great selection of independent shops, cafés, pubs, supermarkets and everyday services, all within easy reach. Families are well served by reputable local schools, including Narborough Church of England Primary School, while nearby parks, canal-side walks and green spaces provide plenty of opportunities to enjoy the outdoors. Residents also benefit from close proximity to Everards Meadows, David Lloyd Leisure and Fosse Park. For commuters, Narborough railway station offers direct links to Leicester and Birmingham, while the M1 and M69 are easily accessible. Combining village charm, convenience and excellent connectivity, Victoria Street enjoys a fantastic location within this thriving community.












## THE INSIDE STORY

*Offered to the market with no onward chain, this spacious detached bungalow enjoys a wonderful corner position within a sought-after village setting, offering beautifully proportioned accommodation, attractive gardens & the convenience of single-storey living. A useful porch welcomes you into the home, leading through to the generous living room. This bright & inviting room is centred around a charming open fireplace, creating a warm focal point for relaxing evenings, while a window to the side aspect allows natural light to fill the space. With ample room for comfortable seating, this is the perfect place to unwind or entertain family & friends. The dining kitchen is a particularly attractive feature of the home, enjoying dual aspect windows that create a wonderfully light & airy atmosphere. Fitted with a range of wall & base cabinets complemented by contrasting worktops, the room offers plenty of storage & preparation space while retaining a warm & homely feel. The dining area provides ample room for a table & chairs, making it ideal for family meals, social gatherings, or leisurely breakfasts, while a door opens directly onto the garden, seamlessly connecting indoor & outdoor living. The bungalow offers two good-sized bedrooms, both providing comfortable accommodation with flexibility for guests, hobbies, or additional living space if desired bedroom one has fitted wardrobes & bedroom two has patio doors into the garden. The bathroom features a beautiful freestanding bath that creates a luxurious focal point and offers the perfect place to relax & unwind at the end of the day. Externally, the property continues to impress with a driveway providing off-road parking & access to a detached garage. The gardens wrap around three sides of the bungalow, creating a wonderful outdoor environment with plenty of space to enjoy throughout the seasons. Whether relaxing in the sunshine, gardening, or entertaining guests, the outdoor space offers endless possibilities.*







