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 Hall

Lounge
14'11 x 10' (4.55m x 3.05m)

Dining Kitchen
8'08 x 13'02 (2.64m x 4.01m)

Landing

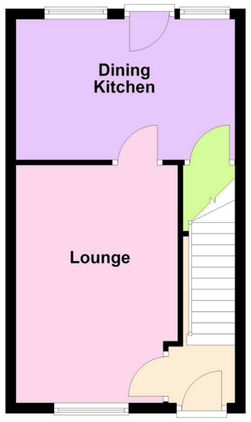
Bedroom One
8'02 x 13'04 (2.49m x 4.06m)

Bedroom Two
9'03 x 6'07 (2.82m x 2.01m)

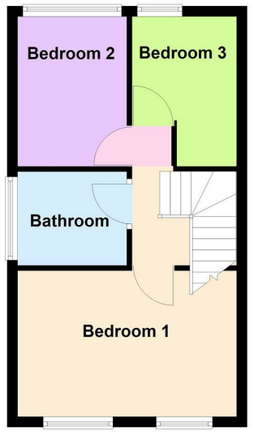
Bedroom Three
9'03 x 6'04 max (2.82m x 1.93m max)

Bathroom
5'11 x 6'05 (1.80m x 1.96m)

Ground Floor



First Floor



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.

14 Robotham Close, Narborough, LE19 2RH

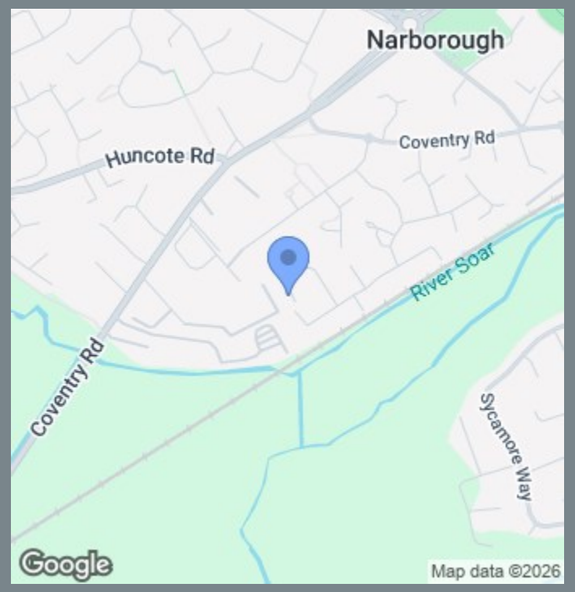
£227,950

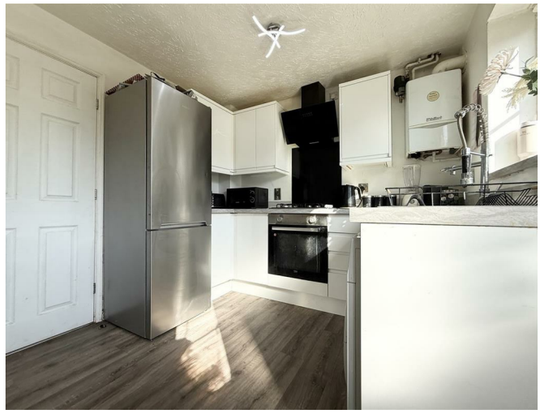
OVERVIEW

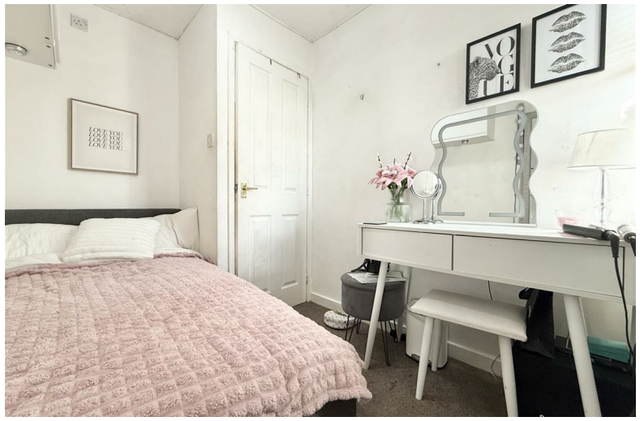
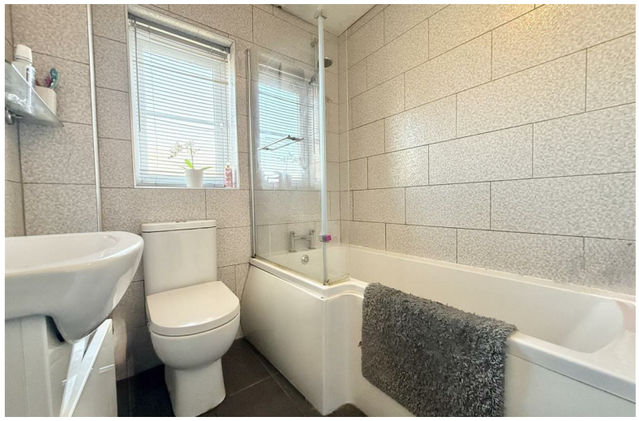
- Ideal First Time Buy
- Fabulous Location
- Spacious Lounge
- Dining Kitchen
- Two/Three Bedrooms
- Modern Bathroom
- Driveway & Lovely Garden
- Viewing Is Advised
- EER Rating - tbc, Freehold
- Council Tax Band - B

LOCATION LOCATION....

Robotham Close is located within the highly regarded village of Narborough, a popular residential area known for its strong community feel and excellent local amenities. The village centre offers a variety of shops, supermarkets, cafés, pubs and everyday services, providing convenient day-to-day living, with further retail and leisure facilities available at nearby Fosse Park and Leicester city centre. Families are well served by reputable local schools, including Narborough Church of England Primary School and nearby secondary schools in the surrounding area. Residents also benefit from access to nearby parks and green spaces such as Narborough Park and scenic countryside walks along the River Soar and canal pathways. Robotham Close is particularly well positioned for commuters, with Narborough railway station offering direct routes to Leicester and Birmingham, along with convenient access to the M1 and M69 motorway networks and regular bus services into Leicester and neighbouring towns. Combining village charm with excellent connectivity and amenities, Narborough remains a highly desirable place to live.





THE INSIDE STORY

Tucked away on a quiet cul-de-sac, this lovely semi-detached home offers well-proportioned accommodation and presents an ideal first-time purchase or step onto the property ladder. A welcoming hallway leads through to the spacious lounge, a bright and comfortable room perfect for relaxing at the end of the day or gathering with friends and family. To the rear of the property is the dining kitchen, designed to be both practical and sociable. Fitted with sleek white gloss finish units complemented by contrasting worktops, it provides ample storage and preparation space. There is room for a dining table and chairs, creating a great spot for everyday meals, entertaining or working from home, while a door opens directly onto the garden, allowing indoor and outdoor living to blend easily. Upstairs, the landing leads to what was originally two generous double bedrooms. The current owner has thoughtfully added a stud wall to create three separate bedrooms, offering flexibility for family living, a nursery or home office, and this could easily be returned to its original layout if preferred. The accommodation is completed by a family bathroom fitted with a crisp white three-piece suite. Externally, the property benefits from a driveway to the front, providing off-road parking. To the rear, the enclosed garden enjoys plenty of sunshine and features a patio area ideal for outdoor seating, along with a lawn that offers space for children to play or for relaxing during warmer months. A fantastic opportunity to acquire a versatile and well-located home in a popular residential setting.