

FLOOR PLAN

DIMENSIONS

Hallway
6'02 x 12'06 (1.88m x 3.81m)

Breakfast Kitchen
6'02 x 10'08 (1.88m x 3.25m)

Open Plan Family Room
12'05 x 23'06 (3.78m x 7.16m)

Conservatory
10'10 x 23'08 (3.30m x 7.21m)

Utility Room
10'01 x 6'05 (3.07m x 1.96m)

Downstairs Shower Room
4'04 x 6'03 (1.32m x 1.91m)

Landing

Bedroom One
11'02 x 12'10 (3.40m x 3.91m)

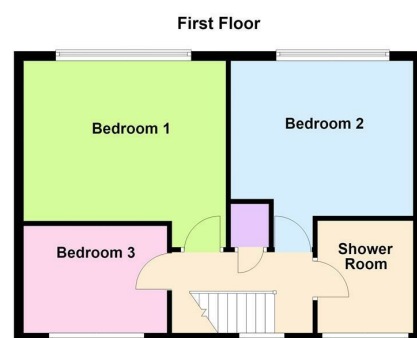
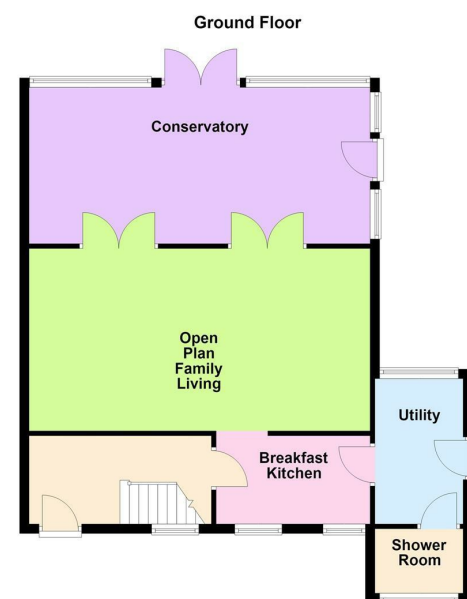
Bedroom Two
11' x 10'05 (3.35m x 3.18m)

Bedroom Three
7'07 x 9'09 (2.31m x 2.97m)

Bathroom
7'03 x 5'07 (2.21m x 1.70m)

Loft Room

Loft Room
9'09 x 20'10 (2.97m x 6.35m)



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: 0116 286 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.

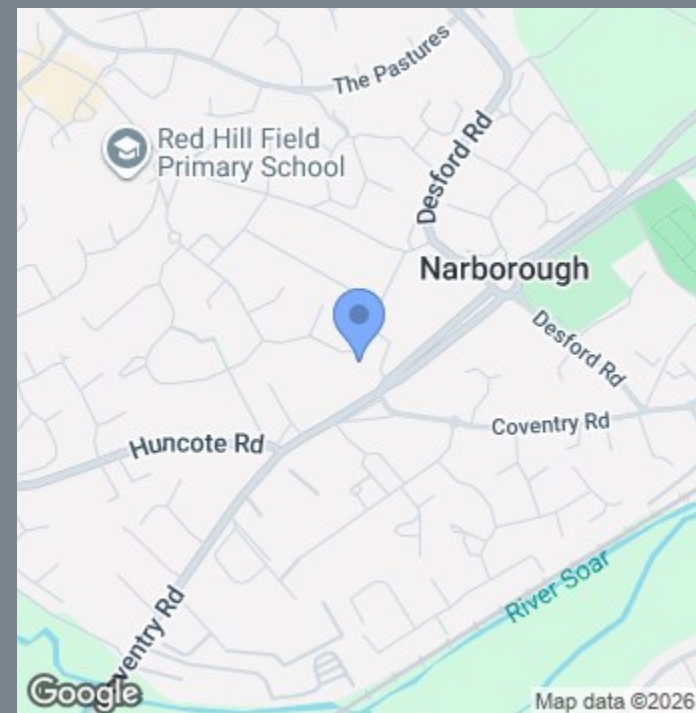
24 Langham Drive, Narborough, LE19 3EY
Offers In Excess Of £350,000

OVERVIEW

- Stunning Family Home
- Fabulous Plot With Sun Filled Garden
- Hallway, Breakfast Kitchen & Utility
- Open Plan Family Living Room
- Great Sized Conservatory & Downstairs Shower Room
- Three Bedrooms & Family Bathroom
- Loft Room & Driveway
- Truly beautiful South Facing Landscaped Garden
- Vieing Is Essential
- Freehold - Tax - , EER -To Be Confirmed

LOCATION LOCATION....

Langham Drive enjoys a sought-after position within the popular village of Narborough, a thriving community that effortlessly blends village charm with modern convenience. Well known for its friendly atmosphere and strong sense of community, Narborough has become a favourite with families and professionals alike. The village centre offers an excellent range of independent shops, cafés, pubs, supermarkets and everyday amenities, while nearby Fosse Park, Meridian Leisure Park and Everards Meadows provide an abundance of shopping, dining and leisure opportunities. Families are particularly well catered for with highly regarded local schools, including Narborough Church of England Primary School, along with a variety of sports clubs and community groups. Residents also enjoy access to nearby parks, green spaces and picturesque canal-side walks, creating a wonderful balance between village life and outdoor living. For commuters, Narborough is exceptionally well connected, benefiting from its own railway station with direct services to Leicester and Birmingham, as well as easy access to the M1, M69 and surrounding road networks. Combining excellent amenities, beautiful surroundings and a genuine community spirit, Langham Drive enjoys a fantastic setting within one of south Leicestershire's most desirable villages.



THE INSIDE STORY

Beautifully presented & exceptionally well cared for, this stunning family home offers spacious, versatile accommodation throughout, perfectly suited to modern family living. Upon entering, you are welcomed into a bright hallway that leads through to the impressive open plan lounge dining kitchen, a wonderful sociable space designed for both everyday life & entertaining. The lounge area provides a comfortable place to relax, while the dining space is ideal for family meals, gatherings or hosting friends. The kitchen area works beautifully as a practical food preparation space, keeping everything connected while remaining ideal for busy households. A large conservatory extends the living space even further, creating a fantastic additional room that can be enjoyed all year round. Whether used as a second sitting room, playroom, dining area or peaceful spot overlooking the garden, it adds excellent flexibility to the home. The ground floor also benefits from a utility area, helping to keep the main living spaces organised, along with a convenient downstairs shower room. Upstairs, the landing leads to three well-proportioned bedrooms, all offering comfortable accommodation for family life, guests or hobbies. The family bathroom serves the first floor, providing a bright & practical space for everyday use. The loft area, accessed via ladders, offers excellent additional potential & could be used as a hobby space, storage area or occasional room, subject to requirements. Externally, the property continues to impress with a driveway providing off-road parking. To the rear, the generous south-facing garden is a true highlight, offering multiple patio areas perfect for outdoor dining & entertaining, a lawn for families to enjoy, established flowers adding colour & charm, plus a log cabin providing a brilliant extra space for relaxing, hobbies or garden entertaining. A beautifully maintained home with fantastic indoor & outdoor space—early viewing is highly recommended.

