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
12'8 x 2'1 (3.86m x 0.64m)

Lounge Diner
23'7 x 11'2 (7.19m x 3.40m)

Family Conservatory
17 x 11'4 (5.18m x 3.45m)

Kitchen Diner
17'4 x 10'06 (5.28m x 3.20m)

Utility Room
10' x 7'7 (3.05m x 2.31m)

Downstairs WC
4'7 x 2'9 (1.40m x 0.84m)

Landing

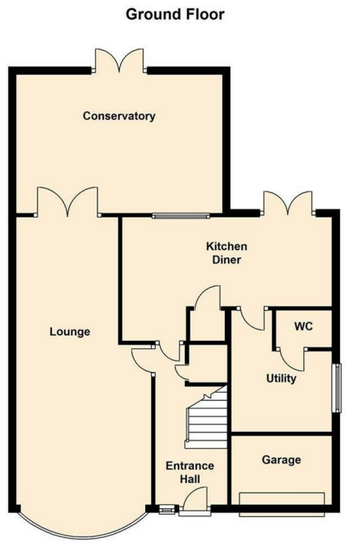
Bedroom One
17'1 x 7'6 (5.21m x 2.29m)

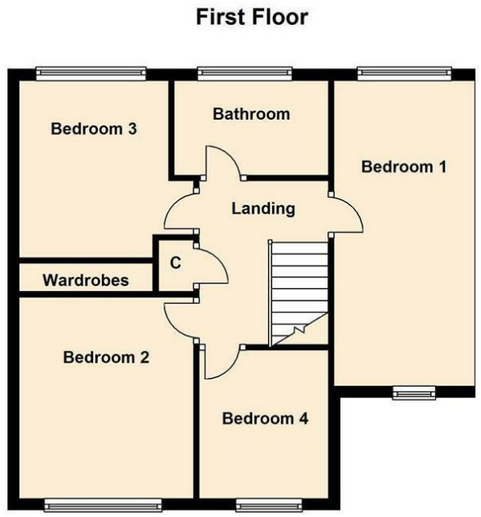
Bedroom Two
11'4 x 9'9 (3.45m x 2.97m)

Bedroom Three
10' x 9'9 (3.05m x 2.97m)

Bedroom Four
8'4 x 7'4 (2.54m x 2.24m)

Family Bathroom
7'4 x 5'4 (2.24m x 1.63m)







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.

6 Clover Close, Narborough, LE19 3FT

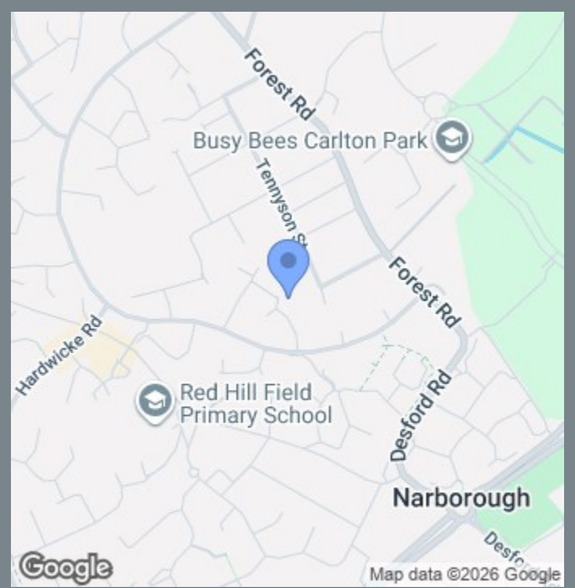
Offers Over £380,000

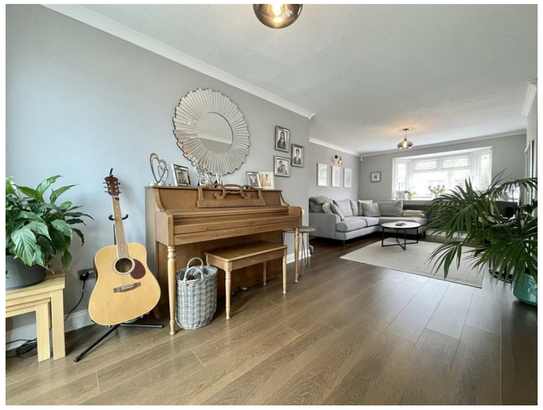
OVERVIEW

- ** NO ONWARD CHAIN** Fabulous Family Home
- Four Generous Size Bedrooms
- Large Conservatory
- Private & Secure rear Garden
- Very Quiet & Sought After Location
- Large Kitchen Diner
- 23'7 ft Family Lounge
- EPC Rating - C
- Freehold Property
- Council Tax Band - D

LOCATION LOCATION....

Clover Close in Narborough is situated in a well-established and family-friendly part of this popular Leicestershire village, known for its strong community feel and convenient location. Narborough offers a good mix of local amenities, including shops, cafés, pubs, and highly regarded schools, making it particularly attractive to families and professionals alike. The area benefits from excellent transport links, with Narborough railway station providing direct services to Leicester and Birmingham, and easy access to the M1 and M69 for commuters. Nearby green spaces and countryside walks add to the appeal, giving residents a balance of village charm and everyday convenience while still being within easy reach of Leicester city centre.











THE INSIDE STORY

Offered for sale with no onward chain, situated on a quiet road within the highly sought after Pastures estate, this impressive four bedroom detached home offers the perfect blend of space, style, and location. Ideal for modern family living.

Boasting attractive kerb appeal, the property benefits from a generous driveway and a welcoming entrance hall. Inside, you'll find a stunning, spacious living room measuring an impressive 23'7", providing ample room for relaxing and entertaining in a contemporary setting. To the rear, a substantial conservatory creates a fantastic additional reception space. Perfect for family gatherings, a chill-out area, or simply enjoying views of the garden all year round.

The modern kitchen diner is another standout feature, offering plenty of worktop and cupboard space alongside room for a full family dining setup. A separate utility room, converted from part of the garage adds practicality, along with a convenient downstairs WC. There is also remaining storage space from the original garage.

Upstairs, the property offers four well-proportioned bedrooms, each enjoying pleasant views to both the front and rear. The home is ideally positioned, backing onto greenery, while the front aspect overlooks a charming green area with a pond. A family bathroom serves all bedrooms.

Externally, the rear garden is a private and well-maintained space, featuring a modern slabbed patio and lawn, perfect for outdoor dining and family use.

This is a fantastic family home in a desirable location and must be viewed to be fully appreciated.







