

FLOOR PLAN

DIMENSIONS

Entrance Hall

Downstairs WC

Kitchen Diner

15'5" x 12'9" (4.72 x 3.89)

Utility Room

6'8" x 5'0" (2.04 x 1.53)

Family Living Room

9'11" x 18'0" (3.04 x 5.50)

Bedroom Two

25'5" x 14'0" (7.76 x 4.29)

En-Suite Shower Room

8'11" x 3'9" (2.74 x 1.16)

Guest WC

Bedroom One

10'3" x 13'11" (3.13 x 4.26)

En-Suite Shower Room

Bedroom Three

9'3" x 9'8" (2.82 x 2.96)

Bedroom Four / Walk-in Wardrobe

9'3" x 6'3" (2.83 x 1.91)

Family Bathroom

6'11" x 5'11" (2.11 x 1.82)



Total area: approx. 139.4 sq. metres



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/
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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.
Measurements are for guidance only and potential buyers are advised to recheck measurements.
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.

1 Wycliffe Close, Narborough, LE19 3EL

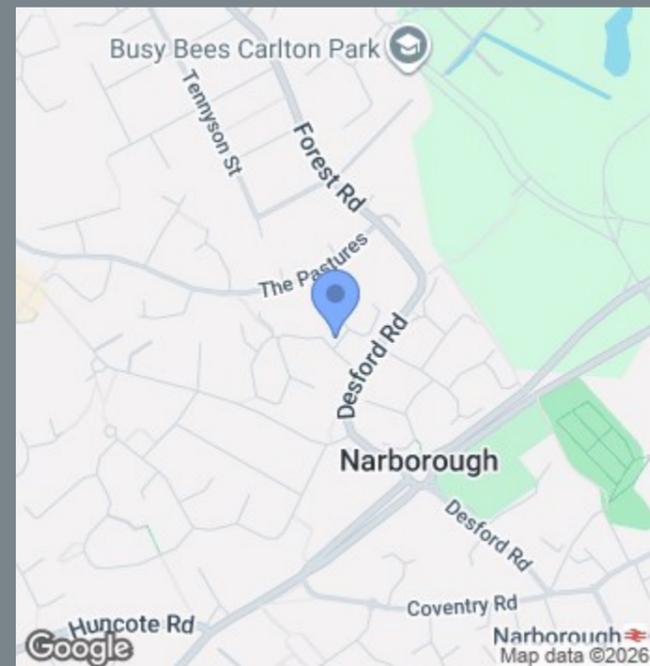
£375,000

OVERVIEW

- Four Bedroom Home
- Family Bathroom, Two En-Suites & Two WC's
- Driveway & Detached Garage
- Modern Family Home
- Lovely Landscaped Garden
- Modern Kitchen Diner & Utility Room
- Quiet & Sought After Location
- Freehold Property
- Council Tax Band - D
- EPC Rating - C

LOCATION LOCATION....

Wycliffe Close in Narborough is a quiet residential cul-de-sac situated within a popular and well-established part of the village. The area is primarily made up of modern detached and semi-detached homes, many with private driveways and gardens, creating a family-friendly environment. Narborough itself is a sought-after location, offering a blend of village charm and convenient amenities. Families benefit from well-regarded local schools, including both primary and secondary options within walking or short driving distance. Everyday needs are well catered for, with a range of local shops, supermarkets, cafés, and a post office in the village, alongside traditional pubs and takeaways. Narborough also provides leisure facilities such as parks, sports clubs, and riverside walks, making it appealing for those who enjoy an active lifestyle. For commuters, Narborough railway station offers direct services to Leicester, Birmingham, and beyond, while excellent road access via the M1, M69, and A46 ensures smooth travel by car. Altogether, Wycliffe Close offers a peaceful yet well-connected setting with schools, shops, and local amenities all within easy reach, making it ideal for families, professionals, and retirees alike.



THE INSIDE STORY

This beautifully presented family home is set within the highly sought-after village of Narborough, offering modern living across three spacious floors. Located on a quiet cul-de-sac, the property combines stylish interiors with excellent practicality, making it ideal for families or professionals alike.

Upon entering, you are welcomed by a bright entrance hall with access to a guest WC and useful under-stairs storage. The heart of the home is the stunning modern kitchen diner, complete with built-in appliances and a designated dining area, perfect for entertaining. A separate utility room provides additional convenience, and from the kitchen there is direct access to the rear garden. On the first floor, you will find a generous and modern living room with plenty of natural light, alongside a double bedroom featuring an en-suite shower room. This floor also benefits from a second guest WC.

The second floor offers a spacious main bedroom with its own en-suite shower room, a further double bedroom of excellent proportions, and a versatile fourth bedroom currently used as a stylish walk-in wardrobe, dressing room, and study. A contemporary family bathroom serves bedrooms three and four.

Externally, the rear garden has been landscaped for low maintenance, featuring astro turf and a modern decking area with seating, providing the perfect outdoor entertaining space. To the front, the property boasts a garage and a driveway with ample parking for multiple vehicles. Situated close to well-regarded schools, local shops, amenities, and transport links including Narborough railway station, this superb home is not to be missed. Viewing is highly recommended to fully appreciate the space and quality on offer.

