22a Cross Street, Enderby LE19 4NJ
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www.nestegg-properties.co.uk

NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Porch
2'9 x 5'5 (0.84m x 1.65m)

Hallway

Lounge
16' x 10'5 (4.88m x 3.18m)

Dining Kitchen
9'2 x 13'10 (2.79m x 4.22m)

Conservatory
8'3 x 9'11 (2.51m x 3.02m)

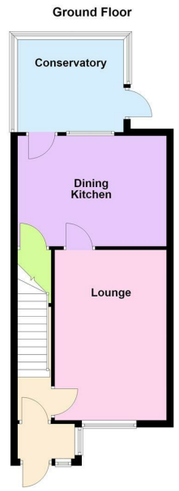
Landing

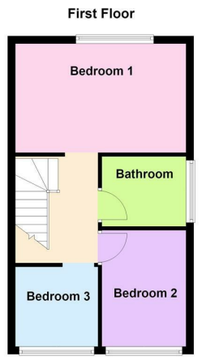
Bedroom One
9'2 x 13'10 (2.79m x 4.22m)

Bedroom Two
10'1 x 7' (3.07m x 2.13m)

Bedroom Three
6'11 x 6'5 (2.11m x 1.96m)

Bathroom
5'9 x 7' (1.75m x 2.13m)





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.

7 Fernlea, Narborough, LE19 3WN

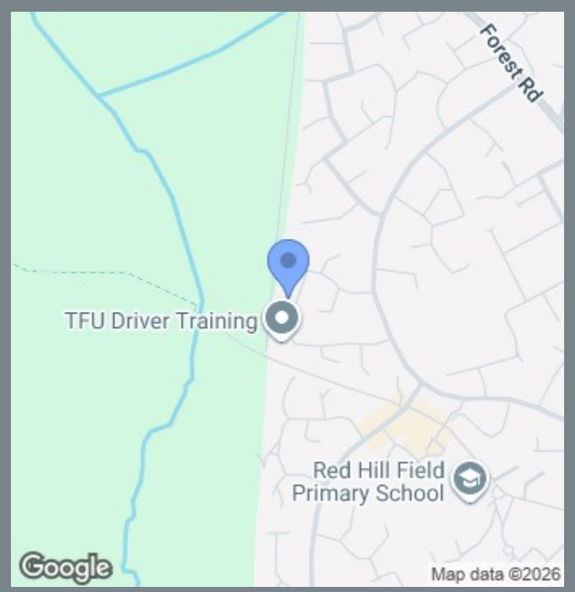
Offers Over £240,000

OVERVIEW

- Lovely Family Home
- No Chain & Fabulous Location
- Porch & Hallway
- Lounge & Dining Kitchen
- Conservatory
- Three Bedrooms & Bathroom
- Driveway & Garden
- Viewing Is Advised
- EER - D, Freehold
- Council Tax Band -B

LOCATION LOCATION....

Fernlea Close enjoys a lovely position on the ever-popular Pastures Estate in Narborough, a well-established & family-friendly neighbourhood with a great sense of community & plenty of everyday conveniences close at hand. The estate itself is particularly well served, with Tesco Express at Copt Oak Court alongside local convenience stores & takeaways, while Narborough village offers a further choice of independent shops, cafés, pubs, restaurants & useful services, with Fosse Park just a short drive away for an extensive choice of shopping, dining & leisure. Families are wonderfully well catered for, with The Pastures Primary School right on the estate, together with Red Hill Field Primary School & Brockington College nearby. Green space is a real feature of life here, with The Pastures Playing Field, The Pastures Play Park & Six Acre Field providing plenty of room for children to play, dog walks, leisurely strolls & time outdoors, while footpaths lead towards the surrounding countryside. Narborough itself has a friendly village atmosphere & excellent connections, with Narborough railway station offering services towards Leicester, Hinckley, Nuneaton & Birmingham, regular buses linking the area with Leicester & Fosse Park, plus easy access to the M1, M69 & surrounding road network. With its combination of excellent schooling, handy local amenities, green open spaces & superb commuter links, Fernlea Close offers a wonderful setting for family life on one of Narborough's most popular estates.



THE INSIDE STORY

Tucked away within a lovely cul-de-sac & offered to the market with no onward chain, this appealing family home provides well-proportioned accommodation, versatile living spaces & a tiered rear garden, making it a fantastic choice for a growing family. A useful porch opens into the welcoming hallway before leading through to the lounge. Positioned to the front with a window allowing plenty of natural light to flood in, the room offers ample space for comfortable family seating, while a contemporary wall-mounted fire creates an attractive focal point & a cosy atmosphere for relaxing evenings at home. To the rear, the dining kitchen forms a wonderfully sociable heart to the property. Fitted with shaker-style units complemented by contrasting worktops, there is plenty of storage & preparation space alongside room for a family dining table & chairs. A handy storage cupboard provides further practicality, while a door leads through to the conservatory. Overlooking the garden, the conservatory provides a fantastic additional reception space & could be enjoyed as a second sitting room, playroom, home office, dining area or simply somewhere peaceful to sit with a morning coffee & enjoy the garden outlook. Upstairs, the landing leads to three well-proportioned bedrooms, offering flexible accommodation for family members, guests or those working from home. The family bathroom completes the first floor. Outside, a driveway to the front provides convenient off-road parking. To the rear, the tiered garden creates distinct areas to enjoy, with a patio perfect for outdoor dining, barbecues & entertaining, complemented by a lawn providing space for children to play or simply relax in the sunshine. A lovely family home offering comfortable living, excellent versatility & the added advantage of no onward chain—early viewing is highly recommended.