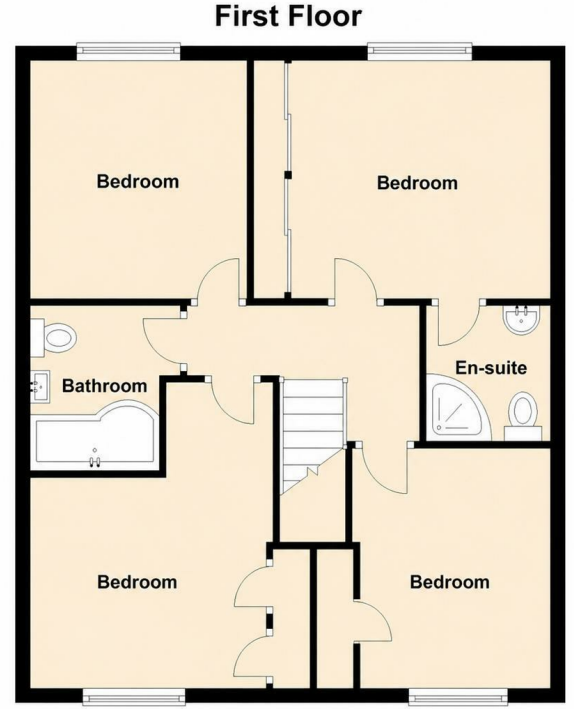
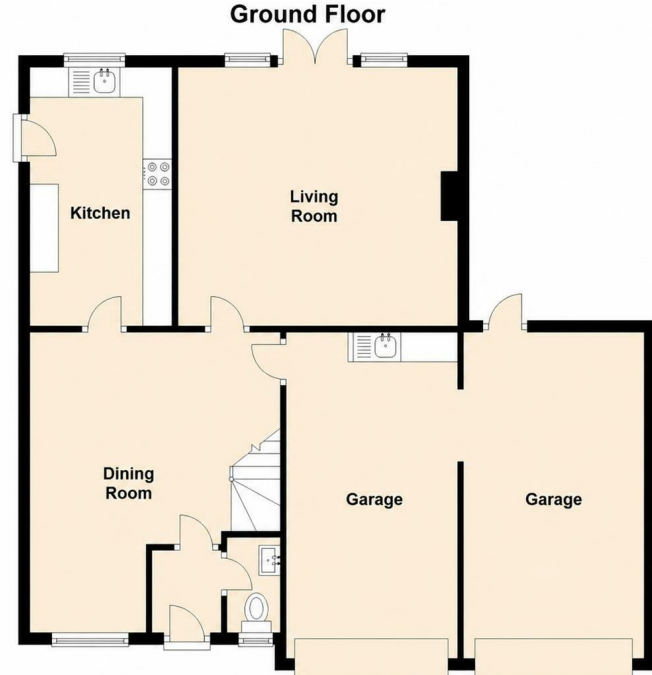


FLOOR PLAN

- DIMENSIONS**
- Porch**
 - Dining Room**
16'1 x 14'2 (4.90m x 4.32m)
 - Breakfast Kitchen**
14'1 x 7'10 (4.29m x 2.39m)
 - Living Room**
14'1 x 14'6 (4.29m x 4.42m)
 - Downstairs Cloakroom**
 - Landing**
 - Bedroom One**
10'11 x 12'5 (3.33m x 3.78m)
 - En Suite**
 - Bedroom Two**
12'8 x 11' (3.86m x 3.35m)
 - Bedroom Three**
10'11 x 9'11 (3.33m x 3.02m)
 - Bedroom Four**
10' x 8'1 (3.05m x 2.46m)
 - Bathroom**
 - Garage Side With Utility**
17'1 x 8'1 (5.21m x 2.46m)
 - Garage**
17'4 x 8'4 (5.28m x 2.54m)



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.

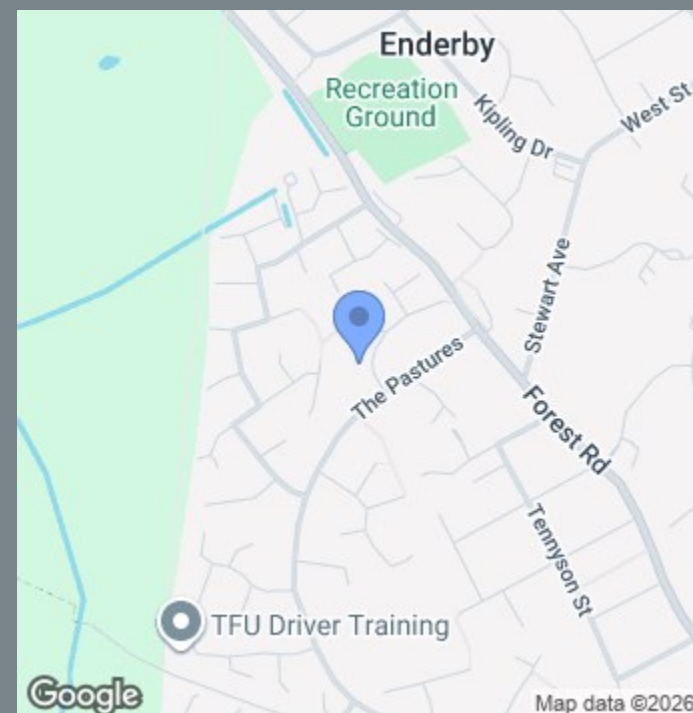
7 Camelot Way, Narborough, LE19 3BT
£400,000

OVERVIEW

- Spacious Detached Family Home
- Great Location & No Chain
- Living Room & Dining Room
- Breakfast Kitchen & Downstairs Cloakroom
- Four Bedrooms & Family Bathroom
- En Suite To Primary
- Double Garage & Driveway
- Well Maintained Garden
- Viewing Is Recommended
- EER - tbc, Freehold, Tax Band -

LOCATION LOCATION....

Camelot Way is situated within the highly regarded Pastures development in Narborough, a modern residential area that has become especially popular with families thanks to its peaceful surroundings, green spaces and strong sense of community. The development enjoys a lovely village atmosphere while remaining exceptionally convenient for everyday living. Narborough itself offers a fantastic range of local amenities including independent shops, cafés, pubs and supermarkets, while nearby Fosse Park and Meridian Leisure Park provide an extensive choice of shopping, dining and entertainment. Families are particularly well catered for with reputable local schools and nearby parks, recreation grounds and scenic canal-side walks adding to the area's relaxed, outdoorsy feel. The Pastures is also ideally positioned for commuters, with Narborough railway station offering direct routes to Leicester and Birmingham, alongside excellent access to the M1, M69 and surrounding road networks. Combining modern living with village charm and a genuine community atmosphere, Camelot Way enjoys one of Narborough's most desirable settings.



THE INSIDE STORY

Offered to the market with no onward chain, this beautifully presented detached family home provides spacious & versatile accommodation throughout, perfectly suited to modern family living. The property is approached via a welcoming porch leading into the main accommodation. To the front, the dining room enjoys a window to the front aspect allowing natural light to flood through, creating a versatile space ideal for family meals, entertaining guests, or even an additional sitting room if desired. The breakfast kitchen is fitted with an attractive range of shaker-style units complemented by rolled edge work surfaces, creating a practical yet timeless feel. Integrated appliances include a double oven, hob with extractor & dishwasher, while a breakfast bar provides the perfect spot for casual dining, morning coffee, or socialising while cooking. To the rear, the living room offers a warm & inviting space to relax, centred around a charming feature fireplace creating a cosy focal point. French doors open directly onto the garden, creating a wonderful connection between indoor & outdoor living and allowing plenty of natural light into the room. Upstairs, the landing leads to four generously sized double bedrooms, making this an ideal home for growing families. The primary bedroom benefits from its own en suite, while the family bathroom is fitted with a three-piece suite including a P-shaped bath with shower over, WC & wash hand basin. Externally, the property continues to impress with a front garden, driveway & double garage providing excellent parking & storage. Part of the garage has been adapted to provide a useful utility space, adding further practicality for busy households. The rear garden is beautifully maintained & offers a fantastic outdoor space for the whole family to enjoy, featuring a large patio area ideal for outdoor dining & entertaining, a well-kept lawn, & mature borders adding colour & privacy throughout the seasons.

