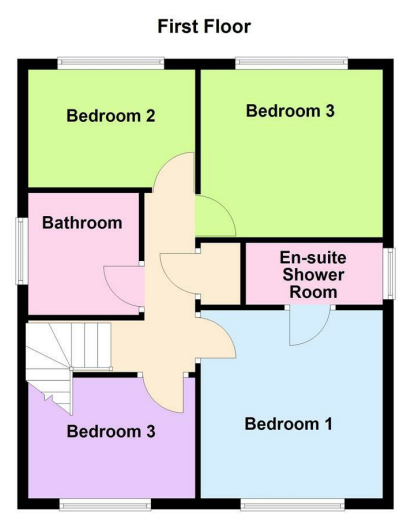
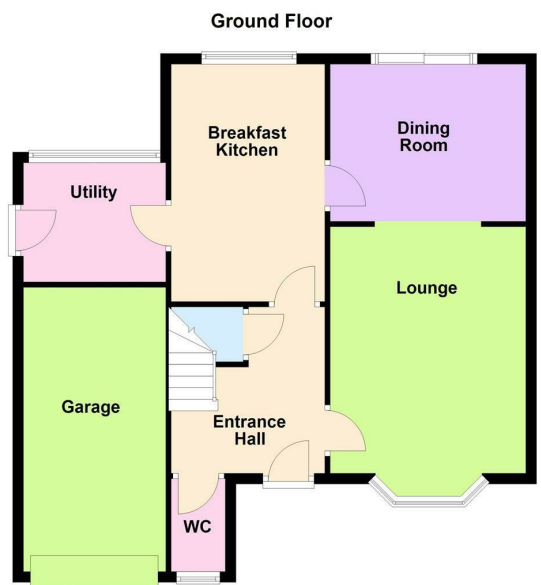


FLOOR PLAN

- ### DIMENSIONS
- Hallway**
 - Lounge**
16'08 x 11'10 (5.08m x 3.61m)
 - Dining Area**
9'09 x 11'10 (2.97m x 3.61m)
 - Breakfast Kitchen**
14'06 x 9'05 (4.42m x 2.87m)
 - Utility Room**
7'03 x 7'07 (2.21m x 2.31m)
 - Downstairs Cloakroom**
5'09 x 3'04 (1.75m x 1.02m)
 - Landing**
 - Bedroom One**
11'05 x 11' (3.48m x 3.35m)
 - En Suite**
3'04 x 8'05 (1.02m x 2.57m)
 - Bedroom Two**
9'10 x 10'10 (3.00m x 3.30m)
 - Bedroom Three**
7'04 x 10'02 (2.24m x 3.10m)
 - Bedroom Four**
7'01 x 10'04 (2.16m x 3.15m)
 - Bathroom**
7'02 x 6'11 (2.18m x 2.11m)
 - Garage**
17'05 x 8'06 (5.31m x 2.59m)



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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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.

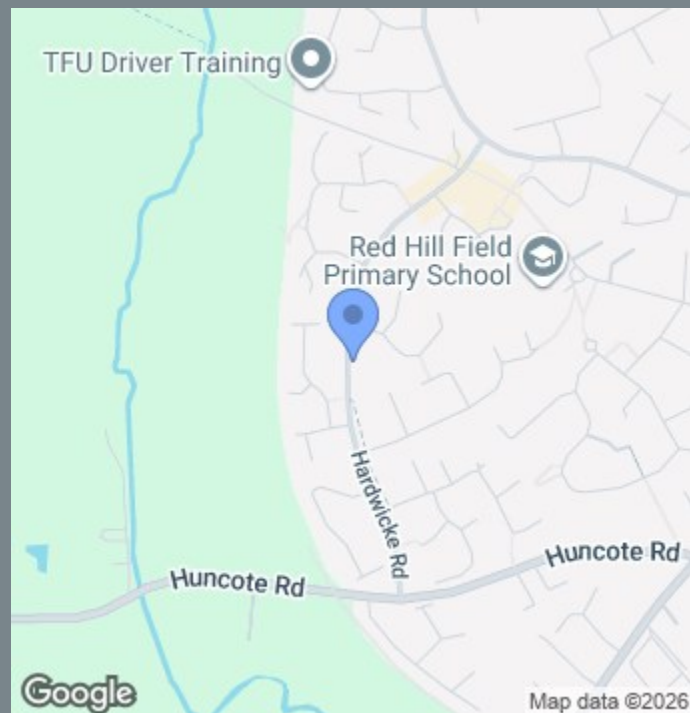
32 Hardwicke Road, Narborough, LE19 3LU
Offers In Excess Of £400,000

OVERVIEW

- Spacious Family Home On Fabulous Plot
- Great Location & No Upward Chain
- Hallway & Downstairs Cloakroom
- Lounge & Dining Area
- Breakfast Kitchen & Utility
- Four Bedrooms
- En Suite To Primary & Family Bathroom
- Driveway & Garage
- Landscaped Garden
- EER - tbc, Freehold, Tax Band - E

LOCATION LOCATION....

Hardwicke Road is located within the popular Pastures estate in Narborough, a well-regarded residential area known for its strong community feel and family-friendly environment. The development offers a peaceful setting while remaining close to a range of local amenities, including shops, supermarkets, cafés and everyday services within Narborough village centre. Families are particularly well catered for, with reputable primary schools and nearby secondary schooling within easy reach. Residents also benefit from nearby green spaces and pleasant walking routes, including access to the River Soar and canal pathways, ideal for outdoor recreation. The area is well positioned for commuters, with Narborough railway station providing direct links to Leicester and Birmingham, along with convenient access to the M1 and M69 motorway networks and regular bus services. Combining a modern estate setting with village convenience and strong connectivity, the Pastures estate remains a highly desirable place to live.



THE INSIDE STORY

Occupying a fabulous & generous plot in a great location, this spacious detached family home is offered to the market with no onward chain, presenting a wonderful opportunity for a smooth move & the chance to create a long-term family home. Upon entering, you are welcomed into a bright entrance hallway that sets the tone for the well-proportioned accommodation throughout. The lounge is a comfortable & inviting space, featuring a bay window to the front aspect that fills the room with natural light, along with a charming fireplace creating a cosy focal point—perfect for relaxing or entertaining. An archway leads through to the dining area, offering a seamless flow between spaces & creating a sociable layout ideal for family meals or hosting guests. With patio doors opening out to the garden, this room enjoys a lovely connection to the outdoors & plenty of natural light. The breakfast kitchen is both practical & full of potential, fitted with a range of wooden cabinets & contrasting work surfaces. A breakfast bar provides a great spot for informal dining, morning coffee, or socialising while cooking. A separate utility room adds further convenience, keeping the main kitchen space organised, while a downstairs cloakroom completes the ground floor. Upstairs, the landing leads to four well-proportioned bedrooms, offering excellent flexibility for growing families, guest accommodation, or working from home. The primary bedroom benefits from its own en suite shower room, while the family bathroom serves the remaining bedrooms. Externally, the property truly stands out. A driveway to the front provides off-road parking for multiple vehicles & leads to a garage with an electric door, offering both convenience & security. The landscaped rear garden is a real highlight, well established & thoughtfully designed, featuring attractive flowered borders, a lawn & a patio area, creating the perfect space for relaxing, entertaining, or enjoying time outdoors

