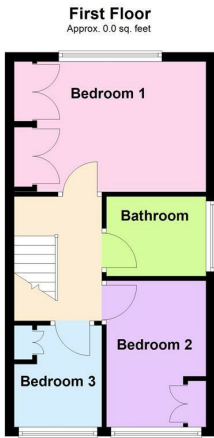
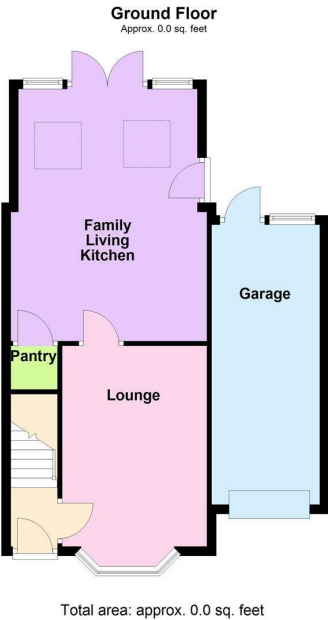


FLOOR PLAN

DIMENSIONS

- Entrance Hall
- Lounge
16'1 x 10' (4.90m x 3.05m)
- Family Living Kitchen
17'3 x 13'10 (5.26m x 4.22m)
- Landing
- Bedroom One
9'3 x 13'10 (2.82m x 4.22m)
- Bedroom Two
10'1 x 7'2 (3.07m x 2.18m)
- Bedroom Three
7'1 x 6'5 (2.16m x 1.96m)
- Shower Room
5'8 x 7' (1.73m x 2.13m)
- Garage
19'9 x 7'7 (6.02m x 2.31m)

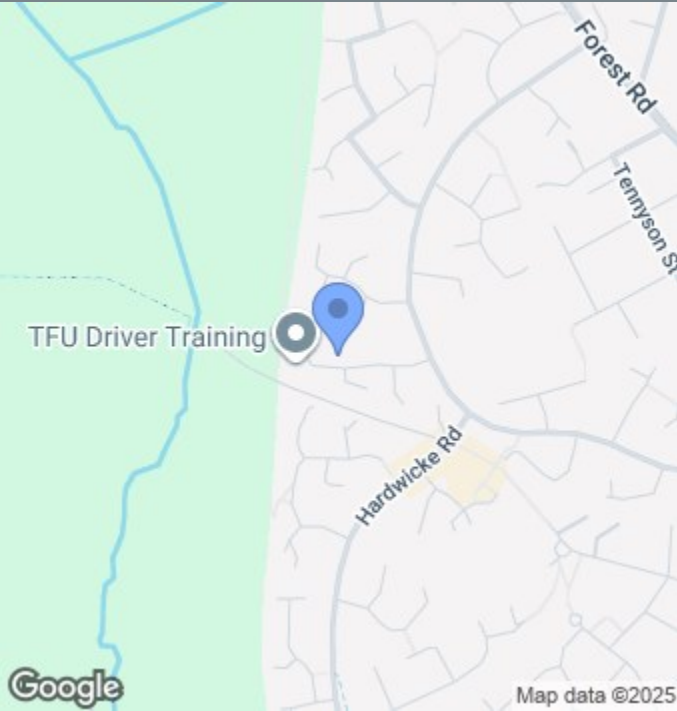


OVERVIEW

- Beautiful Extended Family Home
- Great Location
- Entrance Hall & Lounge
- Family Living Kitchen
- Three Bedrooms
- Family Bathroom
- Driveway & Garage
- Lovely South Facing Garden
- Viewing Essential
- EER - C, Freehold, Tax Band - B

LOCATION LOCATION....

Allysum Way in Narborough is a beautifully located and much sought-after residential area that perfectly blends modern living with village charm. Nestled within a peaceful and friendly community, it's an ideal spot for families, professionals, and those seeking a relaxed yet well-connected lifestyle. The area offers a fantastic range of local amenities, with Narborough village centre close by providing a selection of shops, cafés, and traditional pubs, while the popular Fosse Park Shopping Centre is just a short drive away for more extensive retail and dining options. Families will appreciate the choice of well-regarded local schools and nurseries, along with nearby leisure facilities and open spaces. Transport links are excellent — Narborough Railway Station offers direct train services to Leicester, Birmingham, and beyond, while the M1 and M69 motorways are easily accessible for convenient commuting. For outdoor enthusiasts, there are plenty of local parks, walking routes, and green spaces to enjoy, perfect for weekend strolls or family outings. With its welcoming atmosphere, great schools, and superb connectivity, Allysum Way in Narborough offers a truly desirable setting for comfortable and contemporary living.



THE INSIDE STORY

This delightful family home offers a wonderful combination of space, comfort & modern style, perfectly suited to everyday living and entertaining. From the moment you step into the welcoming entrance hall, you get a real sense of warmth and homeliness. The spacious lounge is filled with natural light and features a striking fireplace that serves as the room's centrepiece—creating a cosy spot for relaxing with family, curling up with a book, or enjoying quiet evenings by the fire. At the heart of the home is the fabulous family living kitchen, thoughtfully designed to bring everyone together. There is an abundance of shaker-style cabinetry paired with contrasting worktops, offering both practicality & timeless appeal, integrated appliances include fridge freezer, washing machine & dishwasher. The breakfast bar provides the ideal place for informal dining, morning coffee, or catching up with loved ones, while the dining area to the rear is a bright & airy space, perfect for hosting gatherings or enjoying family meals. French doors open directly into the garden, seamlessly extending the living space outdoors & the skylight window floods the room with even more natural light, creating a truly inviting atmosphere. Upstairs, the landing leads to three well-proportioned bedrooms, each beautifully finished and featuring fitted wardrobes for storage. The modern shower room is sleek and stylish, fitted with contemporary fixtures and finishes to provide a refreshing space for busy mornings or relaxing evenings. Outside, the home continues to impress with a neat driveway providing ample off-road parking and access to the garage. The south facing, private rear garden has been designed with ease of maintenance in mind, offering a peaceful setting with paved seating areas ideal for outdoor dining, summer barbecues or simply soaking up the sunshine.

