

FLOOR PLAN

DIMENSIONS

Entrance Hall

Kitchen
10'04 x 6'9 (3.15m x 2.06m)

Lounge
14'2 x 12'7 (4.32m x 3.84m)

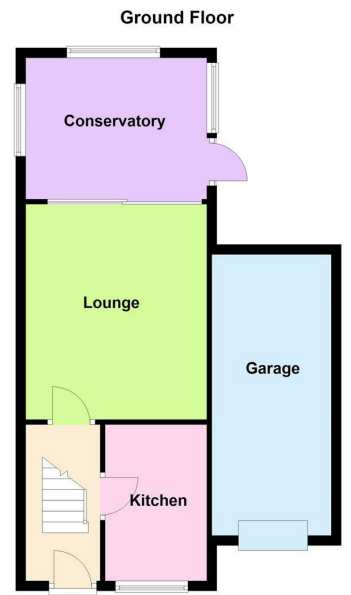
Conservatory
9'5 x 11'11 (2.87m x 3.63m)

Bedroom One
9'4 x 12'7 (2.84m x 3.84m)

Bedroom Two
10'5 x 9'5 (3.18m x 2.87m)

Bathroom

Garage



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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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.

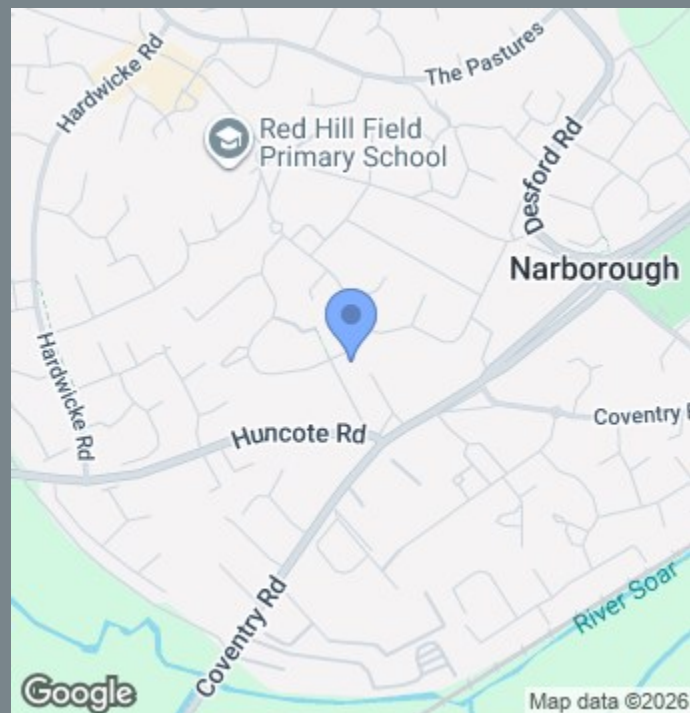
79 Coltbeck Avenue, Narborough, LE19 3EJ
£235,000

OVERVIEW

- Two Double Bedrooms
- Driveway & Garage
- Landscaped rear Garden
- Perfect First Time Buy
- Lounge, Kitchen & Conservatory
- Sought After Location
- Viewings Highly Advised
- EPC Rating - C
- Council Tax band - B
- Freehold Property

LOCATION LOCATION....

Coltbeck Avenue is located within the popular village of Narborough, a well-connected and family-friendly area just southwest of Leicester. The village offers a range of everyday amenities including shops, supermarkets, cafés and pubs, with larger retail options available nearby at Fosse Park. Well-regarded local schools and access to green spaces add to its appeal, making it ideal for families and professionals alike. Excellent transport links include Narborough railway station with services to Leicester and Birmingham, as well as easy access to the M1 and M69, providing convenient routes across the region.



THE INSIDE STORY

A well-presented two-bedroom semi-detached home situated on the popular Coltbeck Avenue in Narborough, ideal for first-time buyers and set within a sought-after location.

Upon entering the property, you are welcomed into an entrance hall leading through to a spacious kitchen, offering ample worktop space and a range of fitted cupboards. To the rear of the property is a bright and airy lounge with plenty of room for both seating and a dining table, creating a versatile living space. From here, there is access to a generous conservatory, providing additional living space and enjoying views over the rear garden.

Upstairs, the property comprises two well-proportioned double bedrooms and a family bathroom fitted with a bath, WC and wash basin.

Externally, the rear garden has been thoughtfully landscaped and benefits from not being overlooked, offering a good degree of privacy. To the front, there is a driveway providing off-road parking for two vehicles, along with access to a garage.

This is a fantastic opportunity for first-time buyers or those looking to downsize, located in a highly desirable area with excellent local amenities and transport links nearby.

