

FLOOR PLAN

DIMENSIONS

Hallway

6'02 x 12'06 (1.88m x 3.81m)

Breakfast Kitchen

6'02 x 10'08 (1.88m x 3.25m)

Open Plan Family Room

12'05 x 23'06 (3.78m x 7.16m)

Conservatory

10'10 x 23'08 (3.30m x 7.21m)

Utility Room

10'01 x 6'05 (3.07m x 1.96m)

Downstairs Shower Room

4'04 x 6'03 (1.32m x 1.91m)

Landing

Bedroom One

11'02 x 12'10 (3.40m x 3.91m)

Bedroom Two

11' x 10'05 (3.35m x 3.18m)

Bedroom Three

7'07 x 9'09 (2.31m x 2.97m)

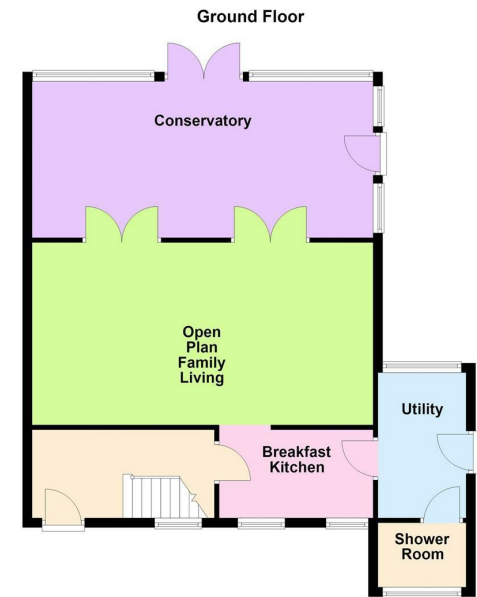
Bathroom

7'03 x 5'07 (2.21m x 1.70m)

Loft Room

Loft Room

9'09 x 20'10 (2.97m x 6.35m)

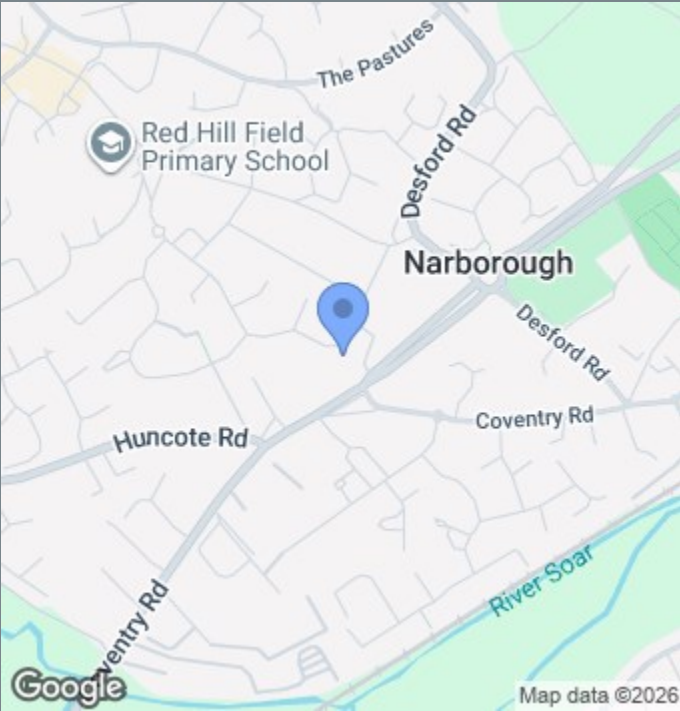


OVERVIEW

- Stunning Family Home
- Fabulous Plot With Sun Filled Garden
- Hallway, Breakfast Kitchen & Utility
- Open Plan Family Living Room
- Great Sized Conservatory & Downstairs Shower Room
- Three Bedrooms & Family Bathroom
- Loft Room & Driveway
- Truly beautiful South Facing Landscaped Garden
- Vieing Is Essential
- Freehold - Tax - , EER -To Be Confirmed

LOCATION LOCATION....

Langham Drive enjoys a sought-after position within the popular village of Narborough, a thriving community that effortlessly blends village charm with modern convenience. Well known for its friendly atmosphere and strong sense of community, Narborough has become a favourite with families and professionals alike. The village centre offers an excellent range of independent shops, caf  s, pubs, supermarkets and everyday amenities, while nearby Fosse Park, Meridian Leisure Park and Everards Meadows provide an abundance of shopping, dining and leisure opportunities. Families are particularly well catered for with highly regarded local schools, including Narborough Church of England Primary School, along with a variety of sports clubs and community groups. Residents also enjoy access to nearby parks, green spaces and picturesque canal-side walks, creating a wonderful balance between village life and outdoor living. For commuters, Narborough is exceptionally well connected, benefiting from its own railway station with direct services to Leicester and Birmingham, as well as easy access to the M1, M69 and surrounding road networks. Combining excellent amenities, beautiful surroundings and a genuine community spirit, Langham Drive enjoys a fantastic setting within one of south Leicestershire's most desirable villages.



THE INSIDE STORY

Beautifully presented & exceptionally well cared for, this stunning family home offers spacious, versatile accommodation throughout, perfectly suited to modern family living. Upon entering, you are welcomed into a bright hallway that leads through to the impressive open plan lounge dining kitchen, a wonderful sociable space designed for both everyday life & entertaining. The lounge area provides a comfortable place to relax, while the dining space is ideal for family meals, gatherings or hosting friends. The kitchen area works beautifully as a practical food preparation space, keeping everything connected while remaining ideal for busy households. A large conservatory extends the living space even further, creating a fantastic additional room that can be enjoyed all year round. Whether used as a second sitting room, playroom, dining area or peaceful spot overlooking the garden, it adds excellent flexibility to the home. The ground floor also benefits from a utility area, helping to keep the main living spaces organised, along with a convenient downstairs shower room. Upstairs, the landing leads to three well-proportioned bedrooms, all offering comfortable accommodation for family life, guests or hobbies. The family bathroom serves the first floor, providing a bright & practical space for everyday use. The loft area, accessed via ladders, offers excellent additional potential & could be used as a hobby space, storage area or occasional room, subject to requirements. Externally, the property continues to impress with a driveway providing off-road parking. To the rear, the generous south-facing garden is a true highlight, offering multiple patio areas perfect for outdoor dining & entertaining, a lawn for families to enjoy, established flowers adding colour & charm, plus a log cabin providing a brilliant extra space for relaxing, hobbies or garden entertaining. A beautifully maintained home with fantastic indoor & outdoor space—early viewing is highly recommended.

