22a Cross Street, Enderby LE19 4NJ
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www.nestegg-properties.co.uk

NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Hallway

Lounge
18'9" x 13'3" max (5.72m x 4.04m max)

Kitchen
18'1" x 8'7" (5.51m x 2.62m)

Dining/Seating Area
14'9" x 8'9" (4.50m x 2.67m)

Utility
7'9" x 6'6" (2.36m x 1.98m)

Downstairs Shower Room
8' x 2'7" (2.44m x 0.79m)

Gym/Play Room
8'1" x 7'9" (2.46m x 2.36m)

Home Office
8'9" x 5'2" (2.67m x 1.57m)

Landing

Bedroom One
15'5" x 8'3" (4.70m x 2.51m)

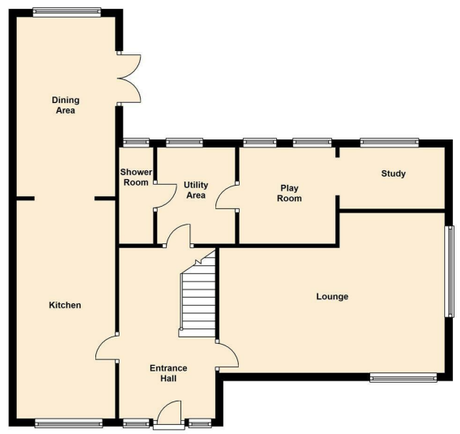
Bedroom Two
15'5" x 8'1" (4.70m x 2.46m)

Bedroom Three
12'2" x 9'6" (3.71m x 2.90m)

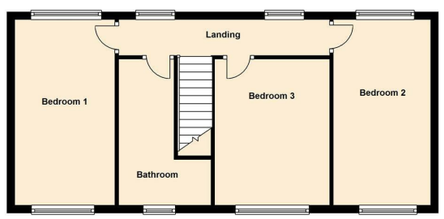
Family Bathroom
11'1" x 7'9" max (3.38m x 2.36m max)

Garage
20'0 x 10'0 (6.10m x 3.05m)

Ground Floor



First Floor





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.

72 Coventry Road, Narborough, LE19 2GB

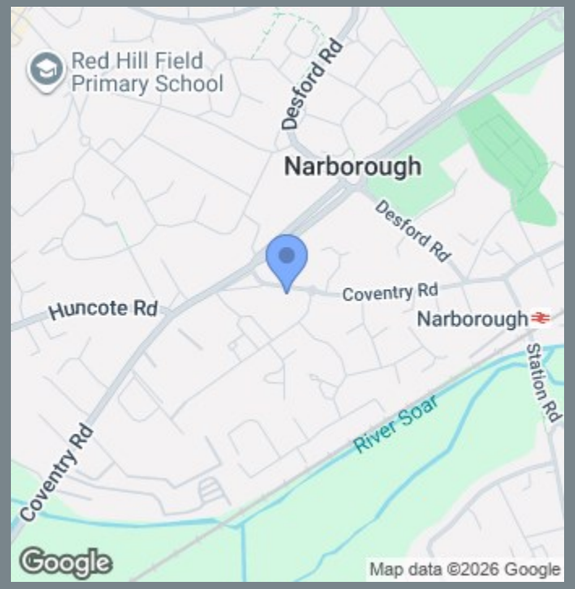
£375,000

OVERVIEW

- Spacious Detached Family Home
- Lovely Village Location
- Dining Kitchen & Lounge With Log Burner
- Utility & Downstairs Shower Room
- Gym/Play Room & Home Office/4th Bedroom
- Three Double Bedrooms & Bathroom
- Driveway & Garage
- Rear Garden
- Viewing Is Advised
- EER - C, Freehold, Tax - E

LOCATION LOCATION....

Coventry Road enjoys a fantastic position within the heart of the ever-popular village of Narborough, a thriving community that perfectly combines traditional village charm with modern convenience. Rich in character and renowned for its welcoming atmosphere, Narborough offers an excellent range of independent shops, cafés, pubs, supermarkets and everyday amenities, all within easy reach. Residents benefit from a vibrant community with a variety of local sports clubs, community groups and village events throughout the year. Beautiful canal-side walks, nearby parks and open green spaces provide plenty of opportunities to enjoy the outdoors, while Everards Meadows, Fosse Park, Meridian Leisure Park and the popular David Lloyd Leicester health and fitness club are all just a short drive away. For commuters, the village is exceptionally well connected, with Narborough railway station offering direct services to Leicester and Birmingham, alongside convenient access to the M1, M69 and surrounding road networks. Combining village charm, excellent amenities and outstanding connectivity, Coventry Road is a wonderful place to enjoy everything Narborough has to offer.











THE INSIDE STORY

Enjoying a sought-after village location, this spacious detached family home offers generous & versatile accommodation, perfectly suited to modern family living. Combining stylish interiors with flexible reception space, this is a home designed to adapt to every stage of family life. The welcoming hallway leads through to the heart of the home, a contemporary kitchen complete with a dining & seating area, creating a wonderful social space where family & friends can gather. French doors open directly onto the rear garden, allowing natural light to flood the room & providing the perfect setting for indoor-outdoor entertaining during the warmer months. The impressive lounge is a warm & inviting space, featuring two windows to the front elevation & an additional side window, allowing natural light to stream in throughout the day. A feature log burning stove creates a cosy focal point, making it the perfect place to relax with family or curl up on cooler evenings. A separate utility room keeps laundry neatly tucked away, whilst the ground floor shower room offers added convenience. The gym/playroom provides excellent flexibility, whether used as a children's playroom, home gym or additional reception room, whilst the dedicated home office is ideal for those working remotely or studying. Upstairs, the landing leads to three generous double bedrooms, with bedrooms one & two enjoying windows to both the front & rear, creating bright & airy spaces. The family bathroom has been beautifully appointed with a freestanding roll-top bath, perfect for unwinding, alongside a separate shower for busy mornings. Outside, an in & out driveway provides ample off-road parking & leads to the garage. The enclosed rear garden offers a wonderful outdoor space for children to play, summer entertaining or simply relaxing in peaceful surroundings. Offering spacious accommodation, flexible living & a sought-after village setting, this wonderful family home is ready for its next chapter.







