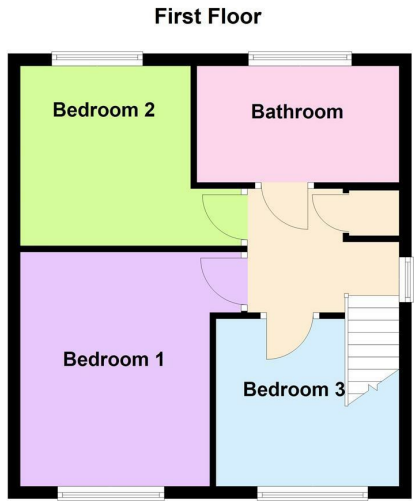


# FLOOR PLAN

- DIMENSIONS**
- Entrance Hallway**
- Lounge**  
11'09 x 17'07 (3.58m x 5.36m)
- Kitchen**  
8'06 x 11'09 (2.59m x 3.58m)
- Dining Room**  
8'06 x 8'11 (2.59m x 2.72m)
- Landing**
- Bedroom One**  
12'03 x 9'05 (3.73m x 2.87m)
- Bedroom Two**  
8'05 x 9'09 (2.57m x 2.97m)
- Bedroom Three**  
9'07 x 7'10 (2.92m x 2.39m)
- Bathroom**  
5'06 x 10'10 (1.68m x 3.30m)



**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.

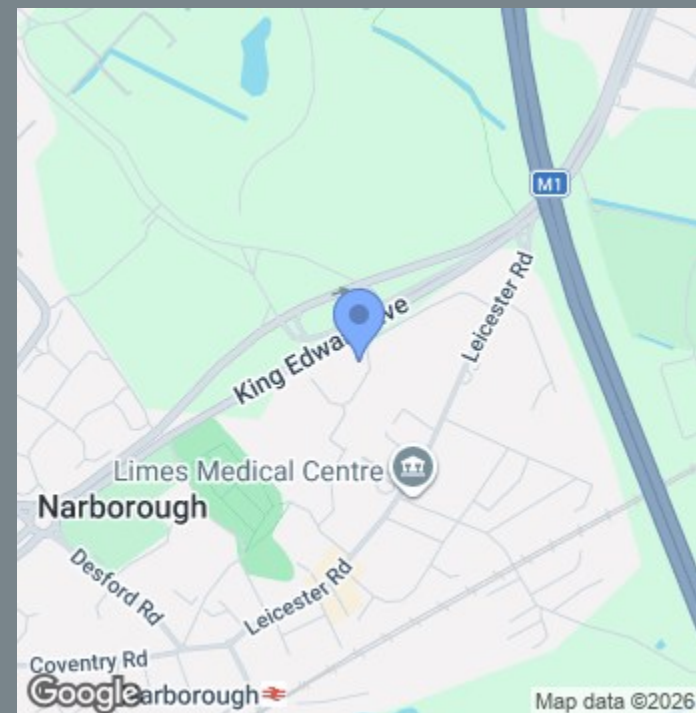
7 Carlton Avenue, Narborough, LE19 2DE  
**£240,000**

## OVERVIEW

- Deceptively Spacious Family Home
- In Need Of Modernisation
- No Onward Chain
- Hallway & Lounge
- Kitchen & Dining Room
- Three Bedrooms
- Bathroom & Garden
- Driveway & Garage
- Viewing Is Advised
- EER tbc, Freehold, Tax - B

## LOCATION LOCATION....

Carlton Avenue enjoys a wonderful position within the heart of Narborough, one of south Leicestershire's most desirable villages. Combining a rich village heritage with excellent modern amenities, Narborough offers a lifestyle that appeals to families, professionals and retirees alike. The village centre is bustling with independent shops, cafés, traditional pubs, supermarkets and everyday conveniences, creating a vibrant community atmosphere where everything is close at hand. Families are particularly well served by reputable local schools, including Narborough Church of England Primary School, which is a short walk away, while nearby parks, recreation grounds and scenic canal-side walks provide plenty of opportunities to enjoy the outdoors. Residents also benefit from easy access to Everards Meadows, Fosse Park and David Lloyd Leisure, adding to the area's appeal. For commuters, Narborough is exceptionally well connected, with its own railway station offering direct services to Leicester and Birmingham, alongside convenient access to the M1, M69 and surrounding road networks. Combining village charm, strong community spirit and outstanding connectivity, Carlton Avenue enjoys an enviable setting within one of the county's most sought-after locations.



## THE INSIDE STORY

Positioned in a popular & convenient location, this family home presents an exciting opportunity for buyers looking to create something truly special. Having double glazing throughout & requiring modernisation, the property offers generous accommodation, a fantastic layout & endless potential to transform it into a wonderful long-term home tailored to individual tastes & requirements. The entrance hallway provides access to the principal rooms, with the lounge situated to the front of the property. Filled with natural light from the front-facing window, this room offers a comfortable space to relax & unwind, with plenty of scope to create a stylish family living area. To the rear, the dining room enjoys pleasant views over the garden and provides the perfect setting for family meals, celebrations & entertaining. The kitchen also overlooks the rear garden and benefits from a door leading directly outside, making it easy to enjoy outdoor dining during the warmer months. Both rooms offer excellent potential for enhancement and could be reimaged to create a fantastic modern family space, subject to any necessary consents. Upstairs, the landing leads to three good-sized bedrooms, all offering comfortable proportions & flexibility for family life, guest accommodation, hobbies, or workspace. The bathroom completes the first-floor accommodation. Outside, there is a driveway providing off-road parking & access to a garage, offering useful storage or workshop potential. The garden provides a blank canvas for keen gardeners, families, or those looking to create their own outdoor retreat. Homes offering this level of potential in such a desirable location are becoming increasingly difficult to find. Whether you're looking for your next family home or a project to make your own, this property offers an exciting opportunity to add value & create a home perfectly suited to your lifestyle. Early viewing is highly recommended.

