

## Room Sizes

**Entrance Hallway**

**Downstairs WC**

**Study**

12'4 x 8

**Playroom**

12 x 9

**Living Room**

13'1 x 13

**Dining Kitchen**

13 x 12

**Utility Room**

**Storage Room**

**First Floor Landing**

**Main Bedroom**

14 max x 13

**En-Suite Shower Room**

**Bedroom Two**

13 x 9

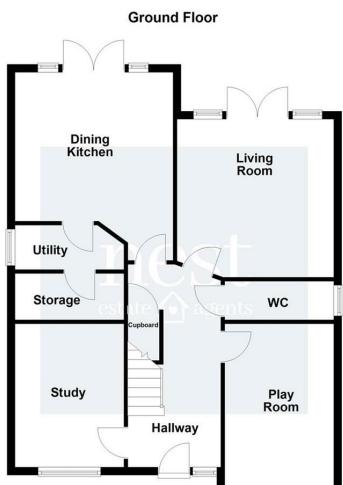
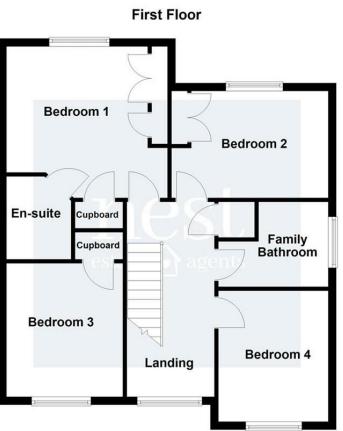
**Bedroom Three**

11 x 9

**Bedroom Four**

9 x 9

**Family Bathroom**



**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 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email [sara@nestestateagents.co.uk](mailto:sara@nestestateagents.co.uk) who will be pleased to arrange an appointment to view. Or visit our website at [www.nestestateagents.co.uk](http://www.nestestateagents.co.uk)

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**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 and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.



Milton Gardens, Narborough, Leicester LE19 3GA

**£495,000**

# The Story Begins

- Executive Detached Family Home
- Small Development Of Eight Homes
- Hallway, Downstairs WC & Study
- Playroom & Living Room
- Dining Kitchen, Utility & Storage Room
- First Floor Landing & Family Bathroom
- Four Double Bedrooms & En-Suite
- Driveway & Electric Charging Point
- Enclosed Rear Garden
- Freehold, Energy Rating C, Council Tax Band E

## Location Is Everything

Milton Gardens is situated just off The Poets in Narborough. A location that perfectly balances tranquility with convenience. This area is known for its strong community spirit and offers a variety of local amenities, including shops, cafes, and parks, making it an ideal setting for family life. Narborough is surrounded by beautiful countryside, providing ample opportunities for outdoor activities such as walking, cycling, and exploring the scenic landscapes. In addition to its natural beauty, the village boasts excellent transport links, allowing easy access to nearby cities and attractions, ensuring that you can enjoy both the peacefulness of village life and the vibrancy of urban living. Narborough Train station is close by. With its welcoming atmosphere and well-regarded schools, Narborough is a delightful place to call home, enhancing the appeal of Milton Gardens and making it an exceptional choice for those looking to settle in a truly wonderful place.



## Inside Story

Tucked away at the end of a private drive within a sought-after small development of eight executive homes, this detached property offers modern, versatile living in a peaceful and exclusive setting. With excellent kerb appeal and contemporary décor throughout, the home is ideal for modern family life, offering a blend of style, practicality, and comfort.

The welcoming entrance hall features wood flooring, which continues through the living room and into the garage-converted study, creating warmth and continuity. The kitchen diner is fitted with modern units, a contrasting work surface, and integrated appliances including a built-in oven, microwave, induction hob, and extractor fan and dishwasher. Tiled flooring flows through to the utility room, which houses plumbing for a washing machine and leads to a further storage area with the boiler and space for a tumble dryer, providing excellent practical storage solutions.

French doors from the kitchen open onto a patio, connecting seamlessly to the lawned garden, ideal for outdoor dining, entertaining, or simply relaxing. The living room features a striking fireplace, with the option to install a log-burning stove for cosy evenings.

The garage conversion, currently fitted as a study, offers flexibility as a family room, playroom, or potential downstairs bedroom, while a downstairs WC completes the ground floor accommodation.

To the first floor, the principal bedroom includes a modern en suite shower room, and the three remaining bedrooms share a well-appointed family bathroom with bath and shower over.

Externally, the property benefits from a well-maintained enclosed garden with patio and lawn, a shed to one side, gated side access, and an electric car charging point, combining practicality with modern convenience.

Finished throughout in neutral décor, this home delivers comfort, flexibility, and a premium position within a sought-after small development of executive homes.

