

## FLOOR PLAN

### DIMENSIONS

**Entrance Hall**  
5'08 max x 7'07 max (1.73m max x 2.31m max)

**Lounge**  
24'11 x 11'10 (7.59m x 3.61m)

**Kitchen**  
17'09 x 11'10 max (5.41m x 3.61m max)

**Dining Area**  
16'09 x 7'02 (5.11m x 2.18m)

**Utility Room**  
10'11 x 7'05 (3.33m x 2.26m)

**WC**

**Study Room/ Guest Room**  
10'09 x 7'08 (3.28m x 2.34m)

**Bedroom One**  
14'10 x 11'11 (4.52m x 3.63m)

**En-Suite Shower Room**  
6'01 x 3'10 (1.85m x 1.17m)

**Bedroom Two**  
10'04 x 11'11 (3.15m x 3.63m)

**Bedroom Three**  
9'04 x 9'04 (2.84m x 2.84m)

**Family Bathroom**  
13'04 x 7'01 max (4.06m x 2.16m max )



**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.

25 Chaucer Street, Narborough, LE19 3EH

**£465,000**

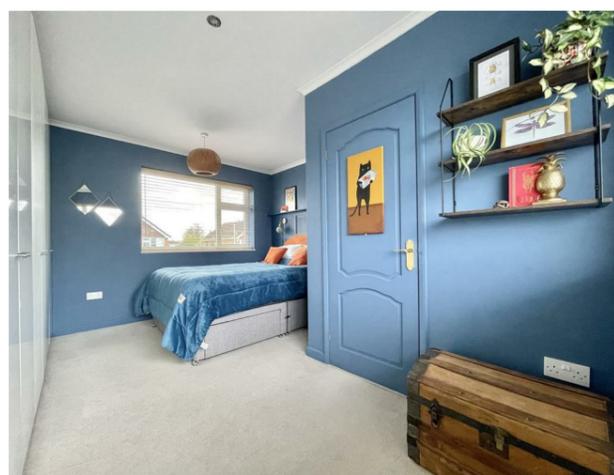
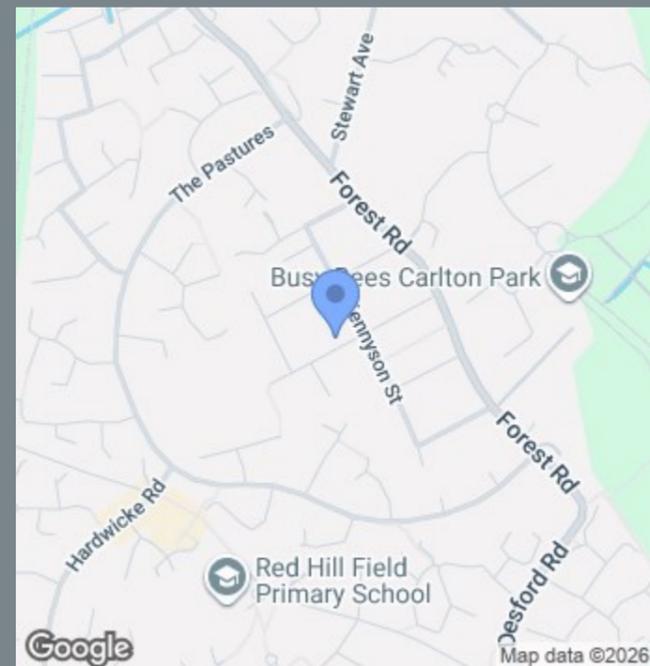
# OVERVIEW

- Stunning Three Bedroom Detached Home
- Downstairs Office/Guest Room & Utility Room
- Downstairs WC, Upstairs En-suite & Family Bathroom
- Large Outhouse With Electric & Insulation
- Stunning Lounge With Log Burner
- Large Family Kitchen & Dining Room
- Beautiful Rear Garden
- EPC Rating - tbc
- Freehold Property
- Council Tax band - D

# LOCATION LOCATION....

Narborough is a highly sought-after village located just southwest of Leicester, offering the perfect balance of suburban comfort and excellent connectivity. The area is well served by a range of local amenities including shops, supermarkets, cafés, and pubs, as well as a medical centre and other everyday conveniences. Narborough also benefits from its own railway station, providing direct links into Leicester and beyond, making it ideal for commuters.

The village is particularly popular with families due to its selection of well-regarded primary and secondary schools nearby. For those travelling further afield, Narborough offers easy access to the M1 and M69 motorway networks, providing convenient routes to Leicester, Coventry, Birmingham, and surrounding areas. With its strong community feel, green spaces, and excellent transport links, Narborough continues to be a desirable location for a wide range of buyers.



# THE INSIDE STORY

Situated in one of Narborough's most sought-after locations, Chaucer Street is a beautifully presented detached family home offering generous living space, versatility, and fantastic curb appeal. The property boasts a spacious paved driveway providing off-road parking for multiple vehicles and immediately sets the tone for what's inside.

Upon entering, you are welcomed by a bright entrance hall featuring two useful storage cupboards, one currently utilised as a clever, discreet home office. To the left, the stunning lounge offers a perfect balance of style and comfort, complete with a log burner, a large front-facing window, and patio doors opening onto the rear garden—ideal for both cosy evenings and entertaining. The kitchen is equally impressive, featuring a central, free standing island, ample storage and worktop space, and additional under-stairs storage. This flows seamlessly into a spacious dining area with two sets of patio doors leading out to the garden, creating a wonderful indoor-outdoor living experience.

From the dining area, there is access to a practical utility room, a downstairs WC, and a versatile study/guest room, currently used as a home office but easily accommodating guests with a double sofa bed. Upstairs, the property offers three well-proportioned bedrooms. The main bedroom benefits from dual aspect windows and a modern en-suite shower room, while the family bathroom is finished to a high standard, featuring a separate bath, shower, and a stylish his-and-hers double sink overlooking the garden.

The rear garden is a standout feature—generous in size and thoughtfully arranged with a mix of lawn, patio, and decking areas, including a bar space perfect for entertaining. It also includes fruit trees, a pond, and established planting. A large outhouse with full electrics and an insulated floor provides excellent additional space, previously used for hosting, guest accommodation, and working from home.

*This home must be viewed!*

