22a Cross Street, Enderby LE19 4NJ
Telephone: 0116 286 9700 • Email: sales@nestegg-properties.co.uk
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NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Porch

Hallway

Kitchen
10'1 x 8'6 (3.07m x 2.59m)

Lounge Diner
16'4 x 14'10 (4.98m x 4.52m)

Sun Room
9'1 x 9'8 (2.77m x 2.95m)

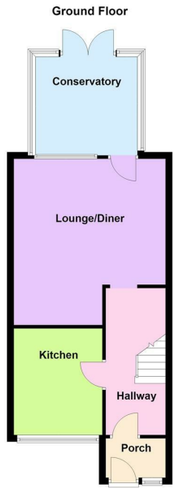
Landing

Bedroom One
11'3 x 8'7 (3.43m x 2.62m)

Bedroom Two
11'5 x 8'7 (3.48m x 2.62m)

Bedroom Three
8'5 x 5'11 (2.57m x 1.80m)

Bathroom
5'9 x 5'6 (1.75m x 1.68m)







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.

3 Fosse Terrace Huncote Road, Narborough, LE19 3GR

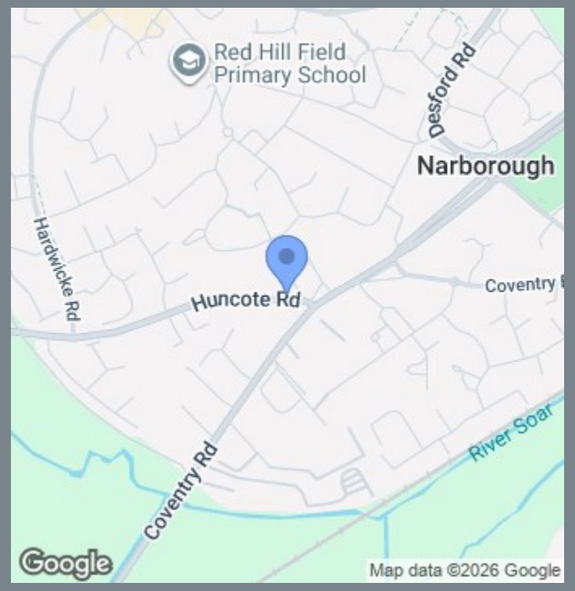
Offers Over £230,000

OVERVIEW

- Deceptively Spacious Family Home
- Great Location
- No Onward Chain
- Porch & Entrance Hall
- Kitchen, Lounge Diner & Conservatory
- Three Bedroms
- Family Bathroom
- Front & Rear Gardens
- Parking & Garage
- EER - C, Freehold, Tax - B

LOCATION LOCATION....

Fosse Terrace enjoys a fantastic position along Huncote Road, perfectly placed for enjoying the very best of Narborough while also having beautiful countryside close by. Narborough is loved for its friendly community feel & excellent choice of everyday amenities, with independent shops, cafés, traditional pubs, supermarkets & local services all within easy reach. Families are well catered for with a selection of well-regarded schools nearby, alongside sports clubs, play areas & community facilities. For those who enjoy getting outdoors, there are plenty of countryside walks & green spaces towards Huncote and Croft, while Narborough's canal-side paths and nearby Everards Meadows offer lovely routes for walking, cycling or simply escaping for a leisurely afternoon. Fosse Park, Meridian Leisure Park & David Lloyd Leicester are also just a short drive away, providing an abundance of shopping, dining, fitness & entertainment. Commuters are exceptionally well placed, with Narborough railway station offering direct services to Leicester & Birmingham, together with convenient access to the M1, M69 and surrounding road networks. Combining village amenities, countryside surroundings & excellent connectivity, this is a wonderfully convenient place to call home.











THE INSIDE STORY

Offered to the market with no onward chain, this lovely family home occupies a great location and provides well-balanced accommodation throughout, making it the perfect opportunity for buyers looking to move straight in while adding their own personal touches over time. A useful porch welcomes you into the entrance hall, setting the tone for the accommodation beyond. The kitchen is fitted with a range of white wall & base units complemented by contrasting worktops, providing ample storage & preparation space for busy family life. Practical & well laid out, it offers everything needed for everyday cooking. The spacious lounge diner is the heart of the home, offering a wonderful space for both relaxing & entertaining. A charming feature fireplace creates an attractive focal point, while there is ample room for comfortable seating & a family dining table. A door leads through to the conservatory, providing a fantastic additional reception room overlooking the garden. Whether used as a second sitting room, playroom, home office, or simply a peaceful place to unwind, this versatile space can easily adapt to your lifestyle. Upstairs, the landing leads to three well-proportioned bedrooms, all offering comfortable accommodation for family members, guests, or those needing a hobby room or study. The family bathroom serves the first floor, providing a bright & practical space for everyday use. Outside, the property continues to impress with gardens to both the front & rear, creating attractive outdoor spaces to enjoy throughout the seasons. The rear garden offers the perfect setting for outdoor dining, children's play, or simply relaxing in the sunshine. Further benefits include off-road parking & a garage positioned to the side of the property, providing excellent storage or secure parking. A wonderful family home in a sought-after location, offered with no onward chain—early viewing is highly recommended.







