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

NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Hall

Kitchen
7'11 x 8' (2.41m x 2.44m)

Lounge Diner
16'8 x 11'9 (5.08m x 3.58m)

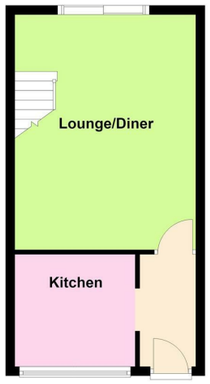
Landing

Bedroom One
13' x 8'11 (3.96m x 2.72m)

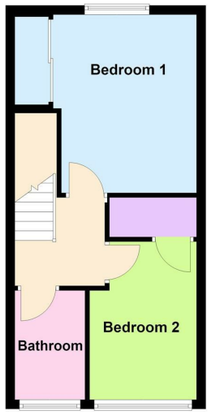
Bedroom Two
10'7 x 6'8 (3.23m x 2.03m)

Bathroom
7'9 x 4'10 (2.36m x 1.47m)

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.

6 Drovers Way, Narborough, LE19 2PU

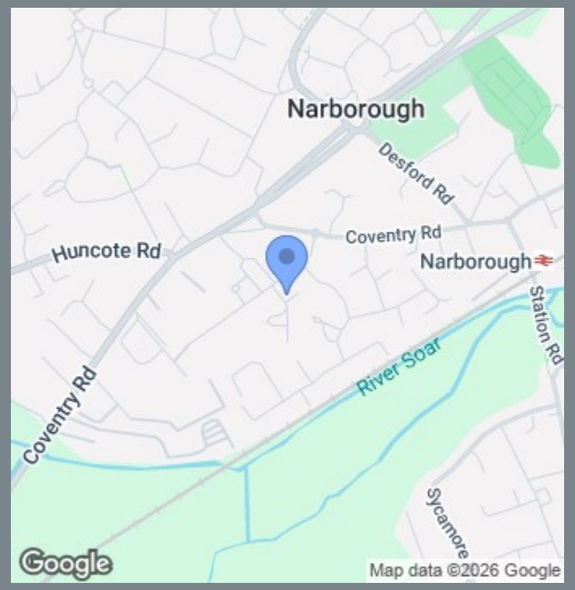
£195,000

OVERVIEW

- Ideal First Time Or Investment Buy
- No Onward Chain
- Great Location
- Hallway & Kitchen
- Spacious Lounge Diner
- Two Bedrooms
- Bathroom
- Parking To Rear
- Lovely Garden
- EER - E, Freehold, Tax -B

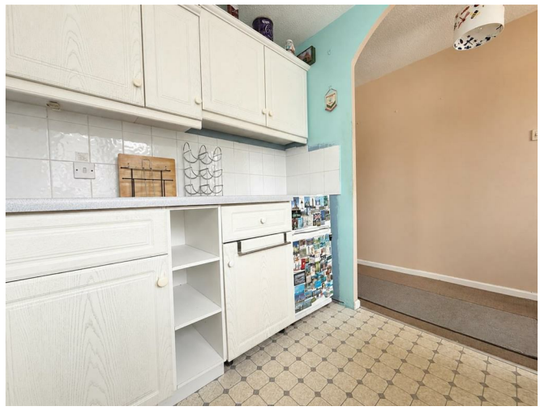
LOCATION LOCATION....

Drovers Way enjoys an enviable position on the popular Pastures development in Narborough, a modern family-friendly neighbourhood known for its attractive green spaces, welcoming community & excellent everyday convenience. Just a short walk away are a range of local shops, cafés, a supermarket, healthcare facilities & everyday amenities, while nearby Fosse Park offers an outstanding selection of high street retailers, restaurants, leisure facilities & a cinema. Families are particularly well catered for with well-regarded schools, children's play areas, sports clubs & the beautiful Whistle Way, a landscaped green corridor perfect for walking, cycling & enjoying the outdoors. Everards Meadows, with its riverside walks, café & open countryside, is also close by, providing a wonderful escape for nature lovers. Narborough railway station is within easy reach, offering direct services to Leicester & Birmingham, while the M1, M69, A47 & A5460 provide excellent road links for commuters. With its superb blend of modern amenities, green open spaces, strong community spirit & outstanding transport connections, Drovers Way is a fantastic place to call home.











THE INSIDE STORY

Offered to the market with no onward chain, this lovely home presents a fantastic opportunity for first-time buyers looking to step onto the property ladder or investors seeking a well-located addition to their portfolio. Enjoying a great location, the property offers comfortable accommodation, a private garden and off-road parking, making it a home that's ready to move into and enjoy. The welcoming entrance hall leads through to the kitchen, which offers ample storage and workspace for everyday cooking, before opening into the spacious lounge diner. Designed with modern living in mind, this generous reception room provides plenty of space for both relaxing and dining, making it perfect for cosy evenings in, entertaining family and friends or simply enjoying day-to-day life. Patio doors allow natural light to flood the room while providing direct access to the rear garden, seamlessly blending indoor and outdoor living during the warmer months. Upstairs, the landing leads to two well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes, offering excellent storage, while the second bedroom features a useful built-in cupboard and is ideal as a guest room, child's bedroom or home office. Completing the first floor is the family bathroom. Outside, the property continues to impress with allocated parking to the rear for added convenience. The enclosed rear garden is a lovely space to unwind, featuring a patio that's perfect for al fresco dining or enjoying a morning coffee, alongside a lawn providing room for children, pets or keen gardeners to make the most of. Combining a sought-after location, well-balanced accommodation and the added advantage of no onward chain, this is a wonderful home offering an excellent opportunity for buyers looking to move straight in or invest in a popular area.







