

FLOOR PLAN

DIMENSIONS

Entrance Hall
4'3 x 2'8 (1.30m x 0.81m)

Dining Room / Play Room
15'7 x 7'6 (4.75m x 2.29m)

Lounge
15'2 x 11'3 (4.62m x 3.43m)

Open Plan Kitchen Diner
20'2 x 11'11 (6.15m x 3.63m)

Downstairs WC
5'10 x 2'7 (1.78m x 0.79m)

First Floor Landing
6'5 x 5'6 (1.96m x 1.68m)

Bedroom One
12'5 xx 11'1 (3.78m xx 3.38m)

En-suite Shower Room
8'7 x 4'7 (2.62m x 1.40m)

Bedroom Two
14'6 x 8'5 (4.42m x 2.57m)

Bedroom Three
11'6 x 8'4 (3.51m x 2.54m)

Family Bathroom
8'7 x 6'2 (2.62m x 1.88m)

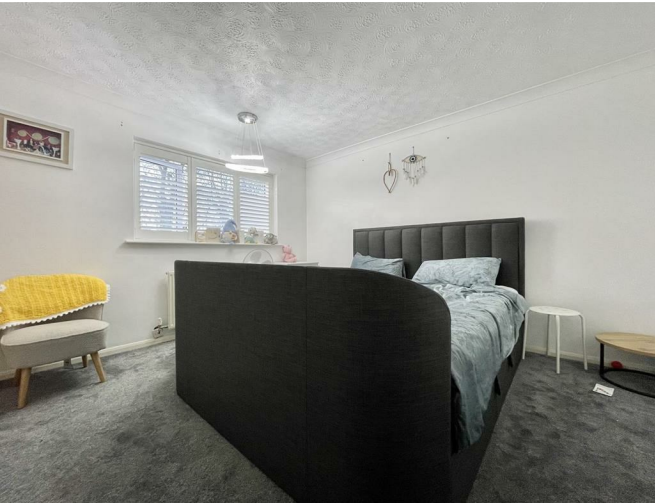
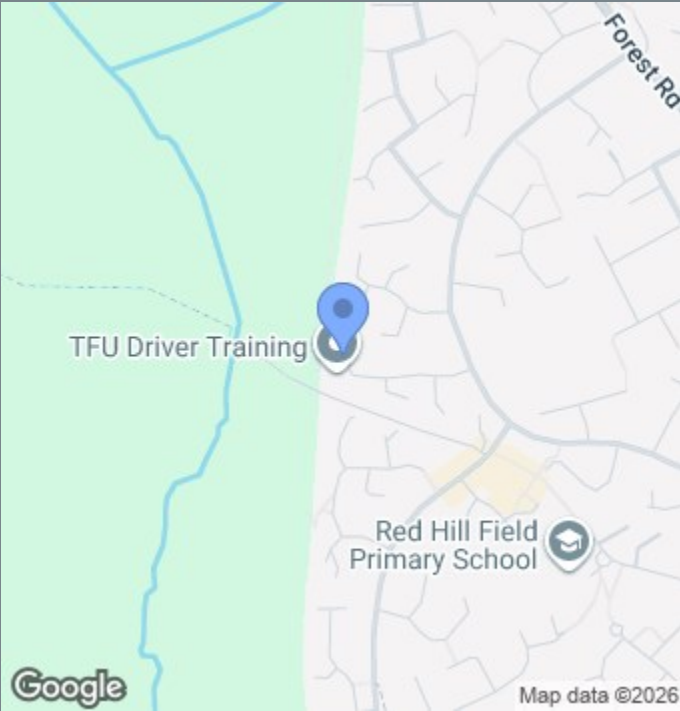


OVERVIEW

- Three Bedroom Detached Family Home
- Ensuite Shower Room & Downstairs WC
- Secure Rear Garden With Open View To Rear
- Dining Room, Lounge & Open Plan Kitchen
- Converted Garage Creating Dining Room/Play Room
- Highly Sought After & Cul-de-sac Location
- Early Viewings Advised
- EPC Rating - tbc
- Council Tax band - D
- Freehold Property

LOCATION LOCATION....

Alyssum Way sits in a friendly, well-established residential pocket of Narborough on the popular Pastures estate, perfectly placed for village living with easy access to countryside walks and everyday conveniences. Local families appreciate the excellent choice of nearby schools, including Red Hill Field Primary and The Pastures Primary close by, with secondary education options a short drive away in the surrounding area. The village centre offers a range of amenities from independent shops, cafes and pubs to essential services and healthcare, while regular transport links — including Narborough train station — make commuting straightforward. For outdoor lovers, the much-enjoyed Whistle Way walking path follows the old mineral railway line, winding through meadows and alongside the River Soar and offering peaceful routes for dog walking, jogging or easy strolls just moments from home. It's a neighbourhood that blends community-minded village charm with countryside appeal and practical daily living.



THE INSIDE STORY

Nestled within a quiet cul-de-sac on the highly sought-after Pastures estate, this beautifully presented home boasts impressive kerb appeal and a generous double driveway, setting the tone for the quality found throughout. A welcoming entrance hall leads to an elegant and versatile reception room to the front of the property, currently used as a playroom but equally suited as a formal dining room or stylish home office. The heart of the home is the spacious rear living area, flowing seamlessly into a contemporary open-plan kitchen that has been thoughtfully designed for modern living and entertaining. The kitchen features sleek integrated appliances, extensive worktop and storage space, and a striking central island that doubles as a breakfast bar. From here, patio doors open onto the rear garden, which offers a high degree of privacy and security while backing directly onto the scenic Whistle Way walking path and open countryside beyond — a truly idyllic setting that also enjoys being a sun trap throughout the summer months.

To the first floor, the property continues to impress with three well-proportioned double bedrooms, all fitted with new blinds. The principal bedroom benefits from a stylish en-suite shower room and enjoys uninterrupted views over neighbouring fields, creating a calm and luxurious retreat. The remaining bedrooms are served by a well-appointed family bathroom, completing this superb home.

Early viewing is highly recommended to fully appreciate the exceptional location, finish and lifestyle on offer.

