

## FLOOR PLAN

### DIMENSIONS

#### Entrance Hall

#### Lounge

17'10 x 9'09 (5.44m x 2.97m)

#### Kitchen

8'03 x 8'03 (2.51m x 2.51m)

#### Coonservatory

7'02 x 10'03 (2.18m x 3.12m)

#### Bedroom One

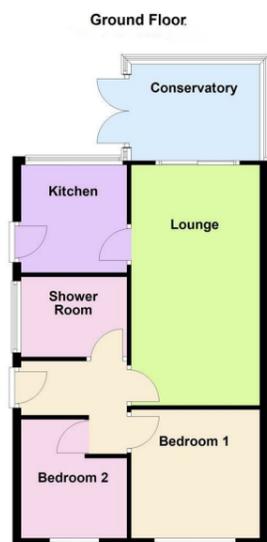
10' x 9'09 (3.05m x 2.97m)

#### Bedroom Two

9'11 x 8'03 max (3.02m x 2.51m max)

#### Shower Room

6'01 x 8'03 (1.85m x 2.51m)



**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/](http://www.nestegg-properties.co.uk/)

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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.

34 Woodhouse Road, Narborough, LE19 3ZA

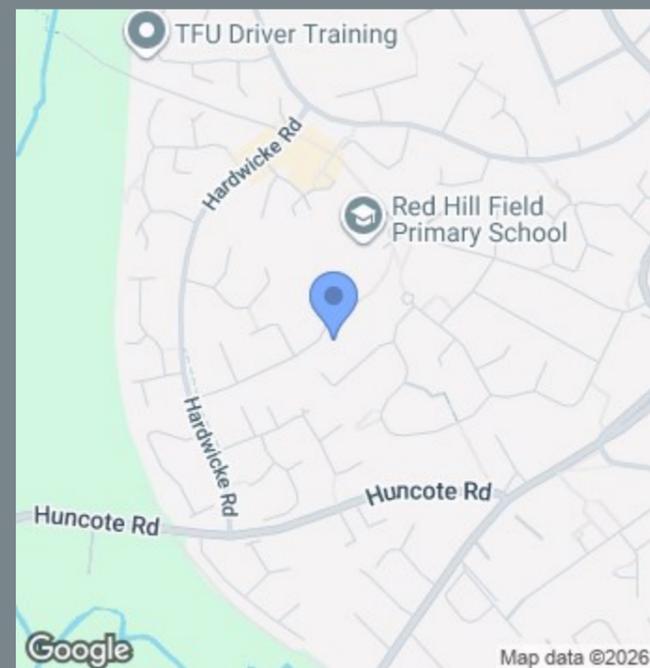
Offers Over £250,000

## OVERVIEW

- Beautiful Bungalow In Fabulous Location
- No Onward Chain
- Entrance Hall & Spacious Lounge
- Kitchen & Conservatory
- Two Bedrooms
- Modern Shower Room
- Driveway & Garage
- Lovely Rear Gardem
- Viewing Essential
- EER - D, Freeholds, Tax Band - B

## LOCATION LOCATION....

Woodhouse Road in Narborough is a highly desirable location, offering the perfect balance of village charm and modern convenience. Situated in a peaceful and friendly area, it's ideal for families and professionals alike. The village boasts an excellent range of local amenities including independent shops, cafés, pubs, and everyday essentials, while larger retail options such as Fosse Park are just a short drive away. The area is well served by reputable local schools and nurseries, making it a great choice for those with children. Commuters will appreciate the superb transport links — Narborough Railway Station is nearby, providing direct services to Leicester, Birmingham, and beyond, while easy access to the M1 and M69 motorways ensures convenient road connections. For those who enjoy the outdoors, there are plenty of scenic walks, parks, and green spaces in and around Narborough, perfect for leisurely strolls or family days out. Combining a welcoming community, excellent amenities, and outstanding connectivity, Woodhouse Road in Narborough offers a wonderful setting for comfortable and enjoyable living.



## THE INSIDE STORY

*This beautiful bungalow is perfectly positioned in a great location and offered for sale with no onward chain, making it an ideal move-in-ready home. Modern throughout and thoughtfully designed, it offers a wonderful blend of comfort, style & practicality all on one level. A welcoming entrance hall leads into the bright & airy lounge, where a feature fireplace creates a lovely focal point and patio doors open into the conservatory—an inviting space to enjoy your morning coffee, relax with a good book, or take in the peaceful garden views all year round. The modern kitchen is both stylish and functional, providing plenty of workspace and storage, perfect for preparing meals or entertaining guests. There are two well-proportioned bedrooms, each offering a cosy retreat, with flexibility to use one as a guest room, study, or hobby space if desired. The contemporary shower room features a luxurious double walk-in shower, adding a touch of spa-like comfort to everyday living. Outside, the property continues to impress with a private driveway offering ample parking, a detached garage for additional storage or workshop use, and an enclosed rear garden with a lawn and patio—perfect for alfresco dining, gardening, or simply relaxing in the sunshine. This charming bungalow truly offers effortless living in a peaceful and convenient setting.*

