

## 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)



**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.

55 Alyssum Way, Narborough, LE19 3WP

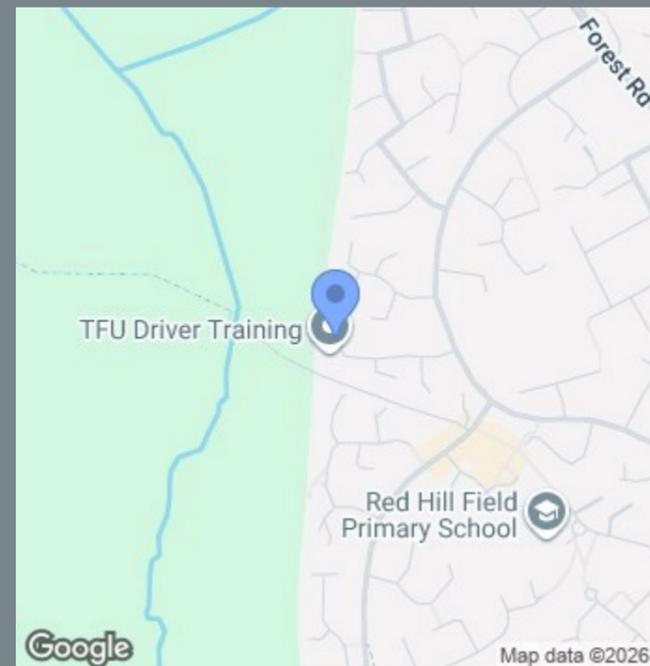
Asking Price £375,000

## 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.

