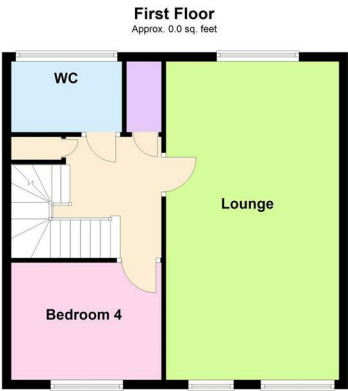
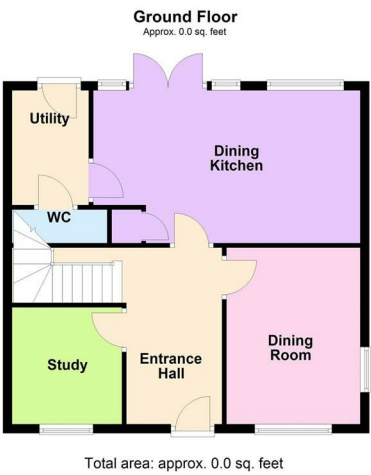


FLOOR PLAN

DIMENSIONS

- Entrance Hall
- Dining Room
12'8 x 9'8 (3.86m x 2.95m)
- Kitchen Dining Room
18'0 x 11'0 (5.49m x 3.35m)
- Utility Room
75 x 87 (22.86m x 26.52m)
- Downstairs WC
- Study / Play Room
- First Floor Landing
- Bedroom Four
10'10 x 8'2 (3.30m x 2.49m)
- Guest WC
- Family Living Room
23'0 x 12'6 (7.01m x 3.81m)
- Second Floor Landing
- Bedroom One
12'10 x 12'6 (3.91m x 3.81m)
- En-Suite Shower Room
- Bedroom Two
12'9 x 10'5 (3.89m x 3.18m)
- Bedroom Three
10'10 x 8'4 (3.30m x 2.54m)
- Family Bathroom
- Garage
19'8 x 10'7 (5.99m x 3.23m)



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/
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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.
Measurements are for guidance only and potential buyers are advised to recheck measurements.
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.

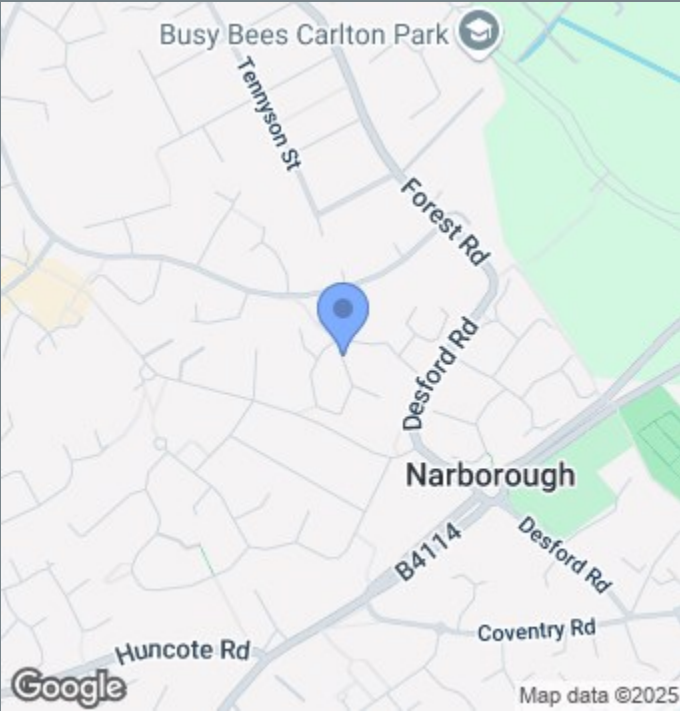
46 Bradgate Close, Narborough, LE19 3EG
Offers In Excess Of £450,000

OVERVIEW

- Four Double Bedrooms
- Garage & Driveway
- Stunning Family Home
- Study, Dining Room & Open Plan Kitchen
- Utility Room
- Large Rear Garden
- Perfect Family Home
- EPC Rating - C
- Freehold Property
- Council Tax band - E

LOCATION LOCATION....

Bradgate Close in Narborough is a quiet residential cul-de-sac located within a well-established and family-friendly village just southwest of Leicester. The area offers a peaceful suburban setting with a mix of modern detached homes and apartments, popular with professionals, families, and retirees. It benefits from strong transport links, including nearby Narborough railway station, regular bus routes, and quick access to the M1 and M69. Local amenities such as schools, shops, parks, and healthcare are all easily accessible, and the community is known for being safe, welcoming, and well-maintained.



THE INSIDE STORY

Nestled in a quiet cul-de-sac in the sought-after village of Narborough, this beautifully presented four-bedroom detached home offers generous living space across three floors and boasts one of the largest rear gardens on the development—ideal for family life and entertaining.

As you enter, a spacious hallway sets the tone, leading to a versatile study currently used as a playroom. To the right, a separate dining room provides an elegant setting for formal meals. The heart of the home is the impressive open-plan kitchen diner, featuring modern units, integrated appliances, and ample space for a large dining table. A separate utility room and a convenient downstairs WC complete the ground floor.

The first floor hosts a double bedroom, guest WC, a useful storage cupboard, and a stunning 23ft dual-aspect lounge, flooded with natural light and offering views over the garden through a full-height window.

Upstairs, the top floor comprises three well-proportioned double bedrooms, two of which include fitted wardrobes. The main bedroom benefits from its own en-suite shower room, while a stylish family bathroom serves the remaining bedrooms.

Outside, the rear garden is a true highlight—one of the largest in the area—featuring a generous lawn, paved patio, and a dedicated entertaining space with a pergola and room for a large dining setup, perfect for summer gatherings.

A rare opportunity to own a spacious, modern family home in a highly regarded location with excellent transport links, local amenities, and schools all within easy reach.

