

22a Cross Street, Enderby LE19 4NJ

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NEST EGG
PROPERTIES

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge

17'08 x 11'11 (5.38m x 3.63m)

Dining Room

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

Dining Kitchen

16'02 x 14'03 max (4.93m x 4.34m max)

Home Office/Play Room

9'11 x 8'04 (3.02m x 2.54m)

Downstairs Cloakroom

3' x 5'06 (0.91m x 1.68m)

Landing

Bedroom One

17'10 x 12'02 max (5.44m x 3.71m max)

En Suite

5'05 x 5'09 (1.65m x 1.75m)

Bedroom Two

12'04 x 11'11 (3.76m x 3.63m)

Bedroom Three

10'06 x 8'07 (3.20m x 2.62m)

Bedroom Four

9'04 x 7'09 (2.84m x 2.36m)

Family Bathroom

5'06 x 7'05 (1.68m x 2.26m)



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

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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.

9 Briers Close, Narborough, LE19 2RB

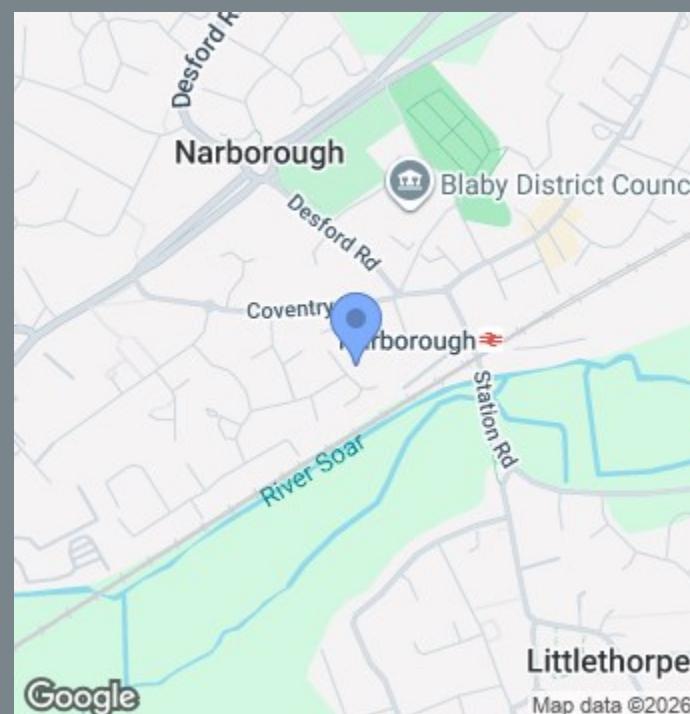
£450,000

OVERVIEW

- Stunning & Spacious Family Home
- Cul De Sac & Village Location
- Entrance Hall & Spacious Lounge
- Home Office/Play Room & Dining Room
- Family Dining Kitchen & Downstairs Cloakroom
- Four Double Bedrooms
- En Suite To Primary & Family Bathroom
- Driveway, Garage Storage, Landscaped Rear Garden
- EV Charger & New Boiler (August 25)
- EER - tbc, Freehold, Tax Band - E

LOCATION LOCATION....

Briers Close in Narborough is a peaceful and well-regarded cul-de-sac that offers a wonderful setting for family living, with a strong sense of community and excellent local amenities close by. Families benefit from popular nearby schools including Red Hill Field Primary, Greystoke Primary and Brockington College, all known for their supportive environments. Green space is easy to enjoy, with parks, play areas and lovely riverside walks along the River Soar and Narborough's scenic footpaths close at hand. Narborough village itself offers a great mix of shops, cafés, pubs, a pharmacy and everyday essentials, while the wider choice at Fosse Park is only a short drive away. Transport links are a major advantage, with Narborough Train Station providing direct services to Leicester and Birmingham, regular bus routes serving the area, and quick access to the M1, M69 and surrounding road networks for commuters. With its friendly village atmosphere, strong school options, nearby outdoor spaces and excellent connectivity, Briers Close is a highly appealing place to call home.



THE INSIDE STORY

This stunning & spacious detached family home sits proudly in a peaceful cul de sac within a lovely village setting, offering beautiful interiors & thoughtful spaces throughout. From the moment you step into the welcoming entrance hall, the quality & care put into this home are immediately clear. The heart of the home is the fabulous dining kitchen, fitted with ample wall & base cabinetry, contrasting worktops, an inset sink, eye level double oven & a full range of integrated appliances including two fridges, freezer, dishwasher & washing machine. A stylish breakfast bar provides the perfect spot for informal dining, morning coffee or catching up with family. For more formal occasions, the separate dining room offers a wonderful space to entertain, with French doors opening directly into the garden & double doors flowing through into the lounge. The lounge itself is a beautifully bright room with a bay window & feature fireplace, creating a warm & inviting place to unwind at the end of the day. A dedicated home office provides an ideal work-from-home environment but could just as easily be used as a playroom or a generous fifth bedroom. A downstairs cloakroom adds further convenience. Upstairs, the landing leads to four generous double bedrooms. Bedrooms one & three benefit from fitted wardrobes, while the impressive primary suite features its own seating area—perfect for a quiet reading nook or dressing space & a private en suite shower room. The family bathroom serves the remaining bedrooms & offers a relaxing place to soak & unwind. Outside, the home continues to impress with a driveway, garage ideal for storage & a beautifully landscaped rear garden that enjoys a non-overlooked position. With a well-kept lawn, several patio areas for outdoor dining & entertaining & a stunning pergola draped in wisteria, the garden offers a truly magical setting to enjoy throughout the seasons.

