

FLOOR PLAN

DIMENSIONS

Entrance Hall
15'05 x 6'09 (4.70m x 2.06m)

Downstairs Cloakroom
6'10 x 3 (2.08m x 0.91m)

Lounge
25'5 x 11'3 (7.75m x 3.43m)

Conservatory
12'2 x 11'5 (3.71m x 3.48m)

Dining Room
14 x 10'03 (4.27m x 3.12m)

Fitted Breakfast Kitchen
14' x 12' (4.27m x 3.66m)

Utility Room
14'8 x 4'8 (4.47m x 1.42m)

First Floor Landing

Primary Bedroom
15'5 x 12'5 (4.70m x 3.78m)

En-Suite Shower Room
5'07 x 5'05 (1.70m x 1.65m)

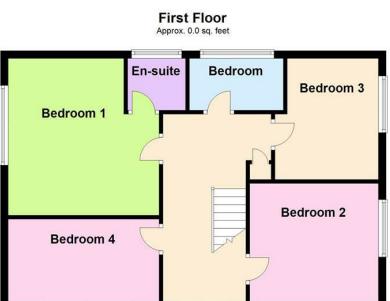
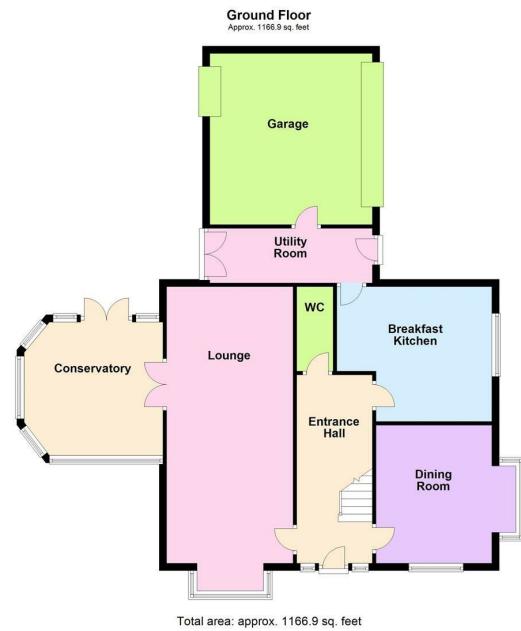
Bedroom Two
11'5 x 10'6 (3.48m x 3.20m)

Bedroom Three
11'9 x 8'7 (3.58m x 2.62m)

Bedroom Four
12' x 7' (3.66m x 2.13m)

Family Bathroom
6'06 x 5'05 (1.98m x 1.65m)

Double Garage



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: 0116 286 9700 • Email: sales@nestegg-properties.co.uk

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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.

12 The Pastures, Narborough, Leicestershire, LE19 3FU

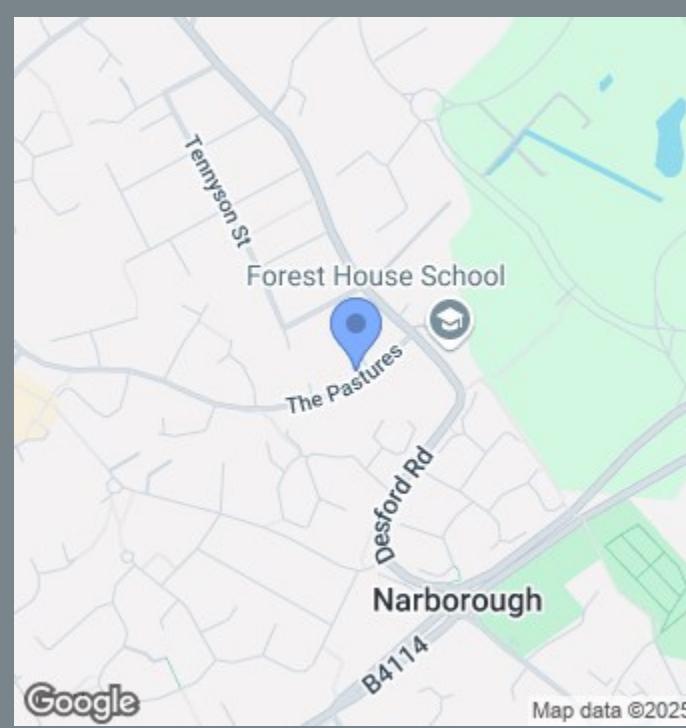
Price Guide £500,000

OVERVIEW

- Fabulous Location
- Spacious Detached Family Home
- No Onward Chain & Lovely Corner Plot
- Lounge with Log Burner, Dining Room, Conservatory
- Breakfast Kitchen, Utility & Downstairs Cloakroom
- Four Bedrooms, Modern En Suite & Family Bathroom
- Driveway & Double Garage
- Landscaped Garden With Patio
- Viewing Is Essential
- Council Tax - F, EER - C, Freehold

LOCATION LOCATION....

Nestled in the heart of Narborough, The Pastures presents a charming and vibrant community. This delightful neighbourhood is a haven for families and professionals alike, offering a serene escape from the hustle and bustle, yet remaining within easy reach of essential services and leisure activities. The area boasts a selection of well-regarded schools, catering to children of all ages, ensuring that the young residents receive a high-quality education in a nurturing environment. For those who enjoy the simple pleasures of shopping, The Pastures is conveniently close to a variety of shops, ranging from quaint boutiques to larger supermarkets, providing everything one might need for daily life and special occasions. Nature lovers will appreciate the lush parks scattered throughout the area, offering green spaces where residents can relax, play and connect with the outdoors. Whether it's a leisurely stroll, a family picnic, or an energetic game of football, these parks are the perfect backdrop for creating cherished memories.



THE INSIDE STORY

This beautiful detached family home, nestled on a fabulous corner plot is a true sanctuary for those seeking both elegance & comfort. As you approach the property, you are immediately struck by its impressive presence & the meticulous landscaping that surrounds it. Stepping through the welcoming entrance hall, you are greeted by a sense of spaciousness & light that permeates the entire home. The heart of the home is the generously sized lounge, where a log burning stove takes center stage, creating an inviting ambiance that is perfect for gathering with loved ones on chilly evenings. Adjacent to the lounge, the conservatory offers a tranquil retreat, with its walls of glass framing views of the garden & flooding the space with natural light. It's an ideal spot for morning coffee or a quiet moment with a book. The breakfast kitchen is a chef's delight, featuring modern appliances & ample counter space, making meal preparation a breeze. The adjacent dining room is designed for both formal & casual dining, with easy access to the kitchen ensuring seamless entertaining. The utility room & downstairs cloakroom add practicality to the home, providing convenience & storage. Ascending the stairs, the landing leads to four well-proportioned bedrooms, each offering a peaceful retreat & a place for restful sleep. The master bedroom is particularly noteworthy, with its newly fitted en-suite shower room, providing a luxurious start to the day. The family bathroom, also recently updated, continues the theme of elegance and relaxation. Outside, the property's driveway leads to a double garage, offering secure parking & additional storage. The enclosed garden is a true oasis, with a patio area perfect for al fresco dining & a lawn that's ideal for children to play or for adults to enjoy a leisurely afternoon. The garden is a private haven, a place to unwind & connect with nature. This home is where memories are made & life's simple pleasures are savoured.

