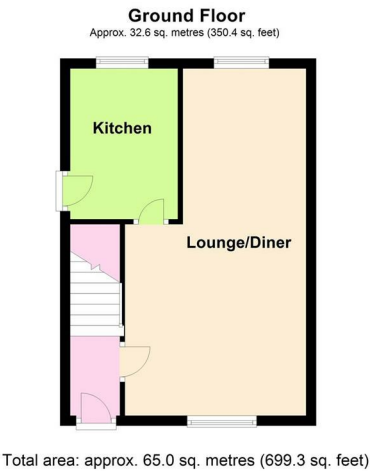


FLOOR PLAN

DIMENSIONS

- Entrance Porch**
- Kitchen**
9'10 x 7'02 (3.00m x 2.18m)
- Lounge Diner**
22'09 x 8'01 (6.93m x 2.46m)
- Bedroom One**
11'01' x 9'07 (3.38m' x 2.92m)
- Bedroom Two**
11'03 x 8'06 (3.43m x 2.59m)
- Bedroom Three**
7'09 x 5'09 (2.36m x 1.75m)
- Bathroom**
6'08 x 5'11 (2.03m x 1.80m)



Total area: approx. 65.0 sq. metres (699.3 sq. feet)



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.
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.



20 Clover Close, Narborough, Leicester, LE19 3FT

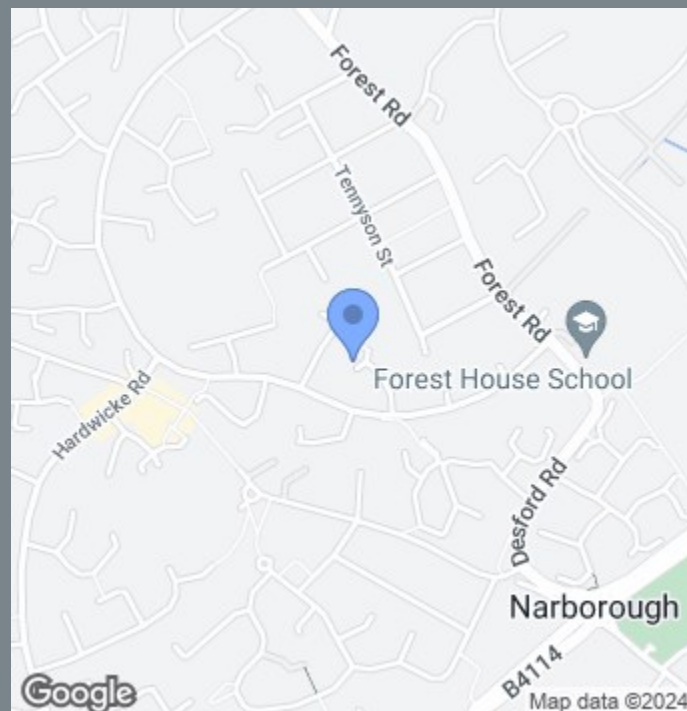
£249,950

OVERVIEW

- Three bedrooms
- Fitted Kitchen
- Lounge Diner
- Family Bathroom
- Enclosed Rear Garden
- Driveway With Parking For Two Cars
- Freehold
- Energy Rating D, Council Tax Band B
- Desirable Cul De Sac Location
- Must Be Viewed

LOCATION LOCATION....

Narborough enjoys an array of amenities, with a good selection of local shops, three primary schools, restaurants, public houses, post office, pharmacy, medical centre, dentist, library the list goes on. Narborough is situated south of the city and is within easy reach of motorway networks and Narborough train station. Being a rural village there are ample footpaths, bridle ways and cycle routes in the area too. A truly lovely place to live.



THE INSIDE STORY

This three bedroom semi detached family home is offered for sale in the sought after location of The Pastures in Narborough. Fabulous living accommodation over two floors and must be viewed to truly appreciate all this home has to offer. Step through the front door into the entrance vestibule which has a useful storage cupboard, stairs rising to the first floor and a door into the lounge. This room has a lovely light and airy feel yet cosy to relax in at the end of a long day. Through into the dining area which has plenty of space for a table and chairs, perfect for family meals and entertaining. The fitted kitchen has an array of wall and base units, electric hob and oven with extractor hood over, space for a fridge freezer and plumbing for a washing machine. A door takes you outside. To the first floor are three bedrooms, two doubles both having fitted wardrobes and a good size single. The family bathroom has a three piece suite, a bath with shower over, low level WC and wash hand basin. Externally to the front is a driveway providing parking for 3 cars. The rear garden is very private and non overlooked, mainly laid to lawn with a landscaped patio area, perfect for outside entertaining. There is a shed which is very useful for garden tools and furniture.

