

FLOOR PLAN

DIMENSIONS

Entrance Hall

Cloaks/WC

Kitchen
12'9 x 8'10 (3.89m x 2.69m)

Utility Room
6'5 x 4'11 (1.96m x 1.50m)

Garden Room/Dinning Room
17'3 x 9'8 (5.26m x 2.95m)

First Floor Landing

Living Room
18'1 x 9'11 (5.51m x 3.02m)

Bedroom One
14 x 9'5 (4.27m x 2.87m)

Ensuite Shower Room
9'4 x 3'09 (2.84m x 1.14m)

WC

Second Floor Landing

Main Bedroom
13'11 x 10'03 (4.24m x 3.12m)

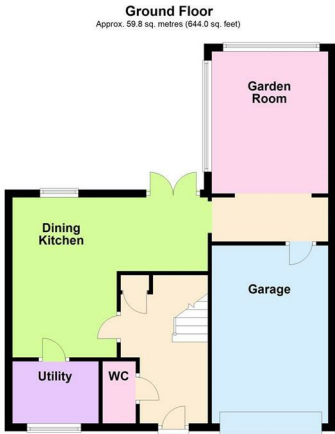
En-suite Shower Room
9'6 x 3'11 (2.90m x 1.19m)

Bedroom Two
9'9 x 9'3 (2.97m x 2.82m)

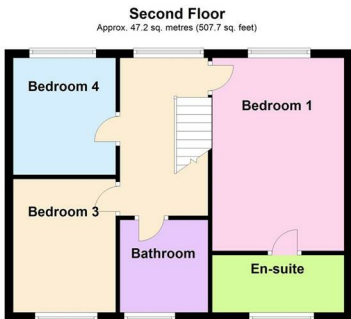
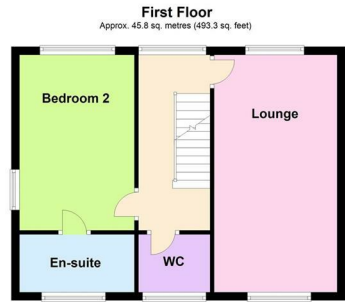
Bedroom Three
9'2 x 8'1 (2.79m x 2.46m)

Family Bathroom
6'10 x 5'10 (2.08m x 1.78m)

Garage
13'3 x 9'5 (4.04m x 2.87m)



Total area: approx. 152.8 sq. metres (1645.0 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/
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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.
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.

44 Bradgate Close, Narborough, LE19 3EG
Offers In Excess Of £360,000

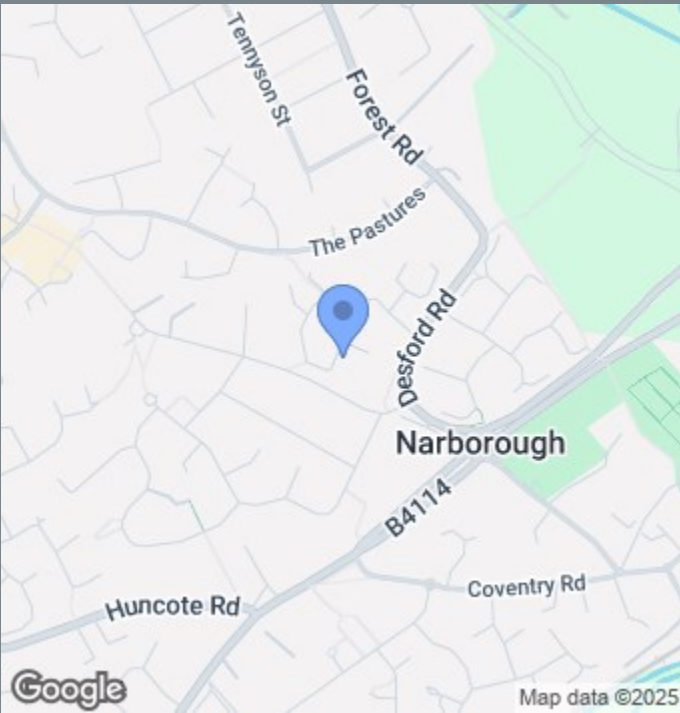
OVERVIEW

- Four Double Bedrooms
- Two En-Suite Shower Rooms
- Integral, Single Garage
- Secure Rear Garden
- Large Kitchen & Utility Room
- Quiet & Sought After Location
- Perect Family Home
- Freehold Property
- Council Tax Band -
- EPC Rating - C

LOCATION LOCATION....

Bradgate Close in Narborough, Leicestershire, is a residential cul-de-sac situated in a peaceful suburban area. Narborough itself is a well-established village that offers a mix of modern amenities and rural charm. Bradgate Close is characterized by a variety of detached and semi-detached homes contributing to the quiet, family-friendly environment.

The surrounding area offers several local conveniences, including shops, pubs, schools, and parks, making it ideal for families and professionals. Narborough is well-connected by road and rail, with easy access to Leicester, nearby towns, and the motorway (M1), enhancing its appeal for commuters. The proximity to green spaces like Fosse Meadows Nature Area adds to the charm, offering opportunities for walking, cycling, and enjoying the outdoors.



THE INSIDE STORY

This stunning four-bedroom detached home, built over three floors, offers spacious and flexible living accommodation, perfect for modern family life. Upon entering, you are welcomed by an entrance hall that leads to a convenient downstairs WC. The ground floor is centered around a large, modern kitchen with ample storage and counter space, ideal for cooking and hosting. Adjoining the kitchen is a practical utility room, providing additional space for laundry and household tasks. At the rear of the home, a bright and airy sunroom or dining room benefits from plenty of natural light, making it an inviting space for relaxing or entertaining.

On the first floor, you'll find a generous lounge featuring dual-aspect windows, filling the room with light and offering attractive views across the surrounding area. There is also a versatile bedroom on this level, currently used as a second sitting room, which includes its own en-suite shower room, providing added privacy and comfort. For the convenience of guests and those using the lounge, a separate WC is also located on this floor.

The top floor is home to three additional bedrooms. The main bedroom is particularly spacious and includes an en-suite shower room, creating a peaceful retreat for relaxation. The other two bedrooms are well-proportioned and offer flexibility for use as children's rooms, guest rooms, or a home office, depending on your needs.

Externally, the property features a single garage ensuring secure parking for your vehicle. The rear garden is enclosed, offering a well-maintained lawn and a slabbed patio area, perfect for outdoor dining and entertaining.

This exceptional home offers a bright, airy atmosphere throughout and is ideal for families or professionals seeking versatile and comfortable living space. Early viewing is highly recommended to fully appreciate all it has to offer.

