22a Cross Street, Enderby LE19 4NJ
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NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Hallway
6'08 x 4'09 (2.03m x 1.45m)

Lounge Diner
12' x 20'10 max (3.66m x 6.35m max)

Kitchen
11'04 x 9'04 (3.45m x 2.84m)

Bedroom
11'09 x 11' (3.58m x 3.35m)

Bathroom
4'08 x 5'09 (1.42m x 1.75m)

Hallway

Reception Room One
12'09 x 12'09 (3.89m x 3.89m)

Reception Room Two
11'08 x 13'03 (3.56m x 4.04m)

Reception Room Three
15'11 x 8' (4.85m x 2.44m)

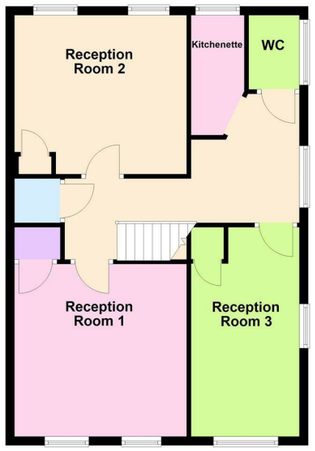
Kitchenette
8'05 x 3'11 (2.57m x 1.19m)

WC
5'06 x 2'11 (1.68m x 0.89m)

Ground Floor



First Floor





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.
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.

42-44 Red Hill Avenue, Narborough, LE19 3FA

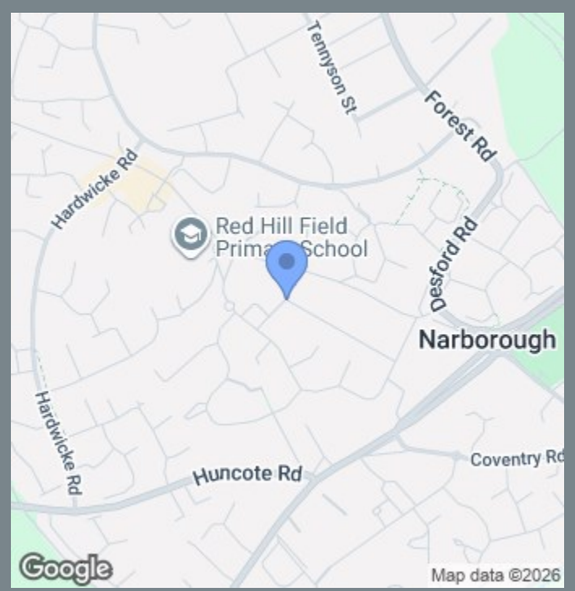
Asking Price £290,000

OVERVIEW

- Converted Property
- Business Opportunity
- 42 Red Hill - Lounge Diner
- Kitchen, Bathroom , Bedroom
- Rear Garden
- 44 Red Hill - Three Reception Rooms
- Kitchenette, WC & Yard
- Both - Garage & Out Building
- Viewing Is Essential
- EER - , Freehold, Tax Band -

LOCATION LOCATION....

Red Hill Avenue enjoys a lovely position within the ever-popular village of Narborough, a location that perfectly balances village charm with excellent everyday convenience. Narborough has built a strong reputation over the years for its welcoming community atmosphere, attractive surroundings and fantastic local amenities, making it especially popular with families and commuters alike. The village centre offers a great mix of independent shops, cafés, pubs and supermarkets, while nearby Fosse Park provides an even wider choice of shopping, dining and leisure facilities. Residents also benefit from being close to David Lloyd Leisure, offering premium gym, swimming and health club facilities. Families are particularly well served by reputable local schools and a range of nearby parks, green spaces and scenic canal-side walks that give the area a relaxed and outdoorsy feel. For commuters, Narborough is exceptionally well connected, with its own railway station offering direct links to Leicester and Birmingham, alongside easy access to the M1, M69 and major road networks. Combining a strong sense of community with superb connectivity and village character, Red Hill Avenue offers a lifestyle that appeals to a wide range of buyers.











THE INSIDE STORY

42–44 Red Hill Avenue is a substantial and versatile freehold property offering a rare opportunity for a variety of potential uses. Originally comprising commercial premises with living accommodation above, the property was converted in 2002 into a ground floor flat and separate first floor office accommodation. The property remains registered under one freehold title whilst benefiting from two individual postal addresses recognised by the Post Office. The ground floor accommodation, known as No. 42, is accessed directly from the street via its own private entrance and offers well-proportioned living space throughout. The accommodation briefly comprises an entrance hall, spacious lounge/diner, fitted kitchen, double bedroom, and bathroom. To the rear, a door leads directly into the enclosed garden area, providing private outdoor space ideal for relaxing or entertaining.

The first floor accommodation, known as No. 44, benefits from completely independent access via a gated side yard with its own separate entrance door and individual letterbox set within the yard wall. Stairs rise to a central landing leading to three generously sized rooms, offering flexible accommodation suitable for office space, hobbies, storage, or additional living areas, subject to any necessary permissions. There is also a kitchenette and separate WC facility serving this floor.

Externally, the property enjoys an enclosed yard and garden area together with a single brick-built garage and useful outbuilding, providing valuable storage and workshop potential.

The flexible layout, separate access arrangements, and combination of residential and office-style accommodation make this an unusual and highly adaptable property, ideal for buyers seeking multi-purpose space, home working opportunities, or investment potential.







