

## FLOOR PLAN

### DIMENSIONS

#### Entrance Hallway

**Office**  
12 x 11'11 (3.66m x 3.63m)

**Open Plan Living, Dining Kitchen**  
36'2 x 12'11 (11.02m x 3.94m)

**Downstairs W/C**  
3'10 x 6'3 (1.17m x 1.91m)

**Utility Room**  
8'10 x 6'3 (2.69m x 1.91m)

**Lounge**  
12 x 11'11 (3.66m x 3.63m)

**Study**  
8'11 x 8'8 (2.72m x 2.64m)

#### First Floor Landing

**Bedroom One**  
15'3 x 9'8 (4.65m x 2.95m)

**En-Suite**  
7 x 8'2 (2.13m x 2.49m)

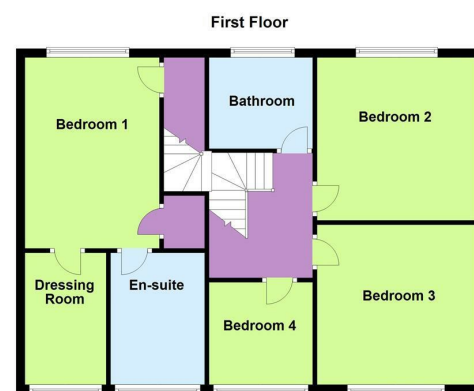
**Dressing Room**  
5'9 x 8'3 (1.75m x 2.51m)

**Family Bathroom**  
8'7 x 8'9 (2.62m x 2.67m)

**Bedroom Two**  
12 x 12 (3.66m x 3.66m)

**Bedroom Three**  
11'11 x 12 (3.63m x 3.66m)

**Bedroom Four**  
7'8 x 8'9 (2.34m x 2.67m)



**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 1a Lutterworth Road, Blaby, Leicestershire, LE8 4DW

Telephone: 0116 277 2277 • Email: [blaby@nestestateagents.co.uk](mailto:blaby@nestestateagents.co.uk) who will be pleased to arrange an appointment to view. Or visit our website at [www.nestestateagents.co.uk](http://www.nestestateagents.co.uk)

**FREE PROPERTY VALUATIONS** Looking to sell? Need a valuation?

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Call us on 0116 277 2277 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.

207 Leicester Road, Enderby, Leicester, LE19 2BG

£575,000



# OVERVIEW

- Stunning, Extended Detached Family Home
- Fabulous, Open Plan Rear Extension
- Non - Estate Position
- Thoroughly Improved By The Current Owners
- Beautiful Rear Garden With Decking Area
- Family Bathroom With Bath & Separate Shower
- Master Suite With Separate En Suite and Dressing R
- Three Further Bedrooms
- Ample Driveway & Garage
- Energy Efficiency Rating D

# LOCATION LOCATION....

Enderby has everything to offer as a thriving village. Located south west of the city it offers an excellent range of amenities. Local shops will cater for your day to day living including a post office. Great leisure facilities include Enderby swimming baths and gym and a nine hole golf course. Dine out with a choice of several restaurants including Cini's and Miller & Carter. You will find well regarded Schooling in the form of Dane Mill Primary School and Brockington College. There is easy access into the city centre with a regular bus route as well as the park and ride and for the commuter is the nearby Narborough Train Station and access to Junctions M1 and M69.



# THE INSIDE STORY

Looking for an impressive, non estate detached family home then look no further. This stunning property has been thoroughly improved to a high specification, with tasteful decor, a generous garden & a fabulous extension to the rear. nest believe an internal viewing is absolutely necessary to truly understand every detail of this wonderful home. Entering into the hallway you will be greeted with a stunning staircase, double doors will take you into the office area with a beautiful bay window to the front. Moving through the study to the rear aspect prepare to be wowed, with the addition of a vaulted ceiling extension & dual aspect French doors this really is the hub of the home. During the warmer months of the year opening both sets of doors connects you to the outside onto raised decking, this makes socialising & entertaining an absolute dream. The kitchen itself has been refitted with stunning units & a contrasting Corian work surface, integrated double oven, gas hob with extractor over and a dishwasher. Just off of the kitchen you will find a downstairs w/c and a separate utility room with enough space for a fridge freezer and plumbing for a washing machine. The separate lounge has an inviting feel and creates a cosy vibe. Travelling up to the first floor you will not be disappointed with the bedrooms. There are three great size double bedrooms & a single bedroom. The Master has doors leading off to the ample sized dressing room and another off to the en suite which comprises of bath with shower over, low level w/c and wash hand basin. Over in the family bathroom is a beautiful suite comprising bath, separate corner shower cubicle, vanity unit with basin & low level WC, all finished off perfectly. Externally there is a driveway leading to a garage with an electric up and over door. The rear garden is just delightful with a good size lawn, decked dining and seating area with an outside log burner to really create that relaxing ambience for al fresco relaxing.

