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FLOOR PLAN

DIMENSIONS

Entrance Porch

Lounge 14'2 x 13'8 (4.32m x 4.17m)

Kitchen Diner 25'0 x 17'10 (max) (7.62m x 5.44m (max)

Garage/Utility

Ground Floor Shower Room 8'8 x 6'1 (2.64m x 1.85m)

First Floor Landing

Bedroom One 12'10 x 10'11 (3.91m x 3.33m)

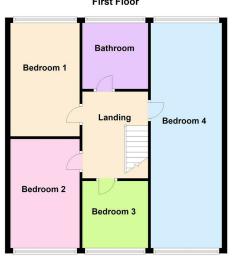
Bedroom Two 12'10 x 10'11 (3.91m x 3.33m)

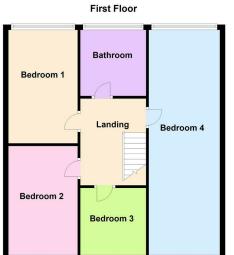
Bedroom Three 8'10 x 5'10 (2.69m x 1.78m)

Bedroom Four 25'11 x 8'5 (7.90m x 2.57m)

Family Bathroom











3 Shelley Road, Enderby, Leicester, Leicestershire, LE19 Offers Over £270,000

OVERVIEW

- · Semi Detached Home
- · Four Generous Bedrooms
- · Kitchen Diner
- · Lounge & Sitting Room
- · Good Size Rear Garden
- · Ample Off Road Parking
- · Popular Village Location
- · No Upward Chain
- · Perfect Family Home
- EPC Rating E Council Tax Band C

LOCATION LOCATION....

Enderby has everything to offer as a thriving village which is located south west of the city. Enderby offers an excellent range of amenities local shops which cater for day to day living, a leisure centre and a nine hole golf course, fashionable restaurants, pubs, Enderby Danemill Primary School, Brockington College for the older children and all within easy access to the city centre with the Park and ride, motorway networks and Fosse Park Shopping Centre.











THE INSIDE STORY

Nest are delighted to offer for sale this spacious four bedroom semi detached home situated in the ever popular village of Enderby. Being sold with the added benefit of having no upward chain - an early viewing comes highly recommended.

Entrance is via a UPVC front door into a porch, an then into the lounge. The lounge has a large double glazed window to the front allowing light to pour in to create a light and airy space. The stairs rise to the first floor and there is an opening into the kitchen diner. The kitchen is stocked with an array of wall and base units with a rolled edge work surface and ample space for the family dining table. The open plan nature of this room lends itself to entertaining and general family socialising. A double glazed window and sliding patio doors access the rear, as does a Upvc door.

From the lounge is the garage and utility area that also has a shower wet room with an electric shower, low level WC and wash hand basin. A further door leads to the garden offering the all important direct front to rear access.

To the first floor are the four good sized bedrooms and family bathroom. Three of the bedrooms are good doubles, with the room 'over the garage' having dual aspect windows. The fourth bedroom is an excellent single, making a nursery or ideal work from home space. The bathroom has a panel bath, low level WC and wash hand basin. Externally, the garden is low maintenance with a paved walkway to the end of the garden with shed and paved patio. To the front there is a small lawned area with the remainder providing off road parking.







