

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



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 who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.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.
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.

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.

