

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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Room Sizes

Entrance Hall

Downstairs WC

Utility

Living Room

24'11" x 10'9" max

Breakfast Kitchen

12'3" x 11'9"

Dining Room

10'4" x 8'9"

First Floor Landing

Bedroom One

11'0" x 9'10"

En Suite Shower Room

Bedroom Two

11'11" x 8'8"

Bedroom Three

10'4" x 8'5"

Bedroom Four

8'5" x 7'2"

Family Bathroom

7'1" x 5'8"



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, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

FREE PROPERTY VALUATION 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 2772277 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 and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Aquitaine Close, Enderby, Leicester LE19 4SN

Offers Over £375,000

The Story Begins

- Delightful Detached Family Home On A Generous Corner Plot
- Entrance Hall & Downstairs WC
- Spacious Inviting Lounge & Separate Dining Room
- Modern Breakfast Kitchen & Separate Utility
- Four Well Proportioned Bedrooms
- Family Bathroom & En Suite Shower Room
- Off Road Parking & Detached Single Garage
- Pretty & Enclosed Rear Garden
- Viewing Is Essential
- EPC Rating - D, Council Tax Band - D & Freehold

Location Is Everything

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.



Inside Story

Nestled within a popular development in Enderby stands this delightful detached family home, occupying a corner position nest believe an internal viewing is essential to appreciate the space and scope this property has to offer. On approach to the home you will be greeted with a pretty frontage with a detached garage and parking to the side of the property. Entering into the hallway there is a staircase rising to the first floor with storage underneath and access into the handy downstairs WC. The living room benefits from the square bay window to the front and patio doors to the rear, allowing plenty of natural light to brighten the room. There is a feature fireplace and surround. The breakfast kitchen has been fitted with a combination of wall and base units, work surface, composite sink drainer, integrated fridge freezer and dishwasher and space for an electric or gas oven with extractor hood over. The island provides extra work surface and make a perfect breakfast bar with space for several bar stools, the kitchen also gives access into the essential utility room that offers further storage, plumbing for a washing machine, space for a dryer and additional sink unit. The separate dining room has had many uses over the years offering plenty of flexibility to be utilised to suit your individual needs with sliding door opening out onto the garden. Travelling up to the first floor landing there are four bedrooms in total, three of which are fabulous doubles and one good single bedroom. Two of the bedrooms have double fitted wardrobes and the main bedroom benefits from its very own en-suite shower room. Over in the family bathroom is neutral tiling and a suite comprising of bath with shower over, wash hand basin and low level WC. Externally to the rear the beautiful garden is well manicured by the current owners and has laid lawn, decking for outside dining, Pergola with retractable canopy roof. mature shrubbery, side gate and courtesy door into the garage.

