

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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Room Sizes

Hallway

Living Room

20'42" x 12'56" max

Open Plan Kitchen Diner

23'61" x 17'02"

Playroom/Garden Room

18'23" x 7'17"

Utility

11'06" x 7'83" max

Downstairs WC

4'66" x 2'88"

First Floor Landing

Bedroom Two

24'03" x 8'53" max

En Suite Shower Room

7'82" x 3'59"

Bedroom Three

13'55" x 11'19" max

En Suite Shower Room

6'53" x 4'78"

Bedroom Four

13'61" x 8'81"

Bedroom Five

10'41" x 9'55"

Family Bathroom

9'51" x 6'48"

Second Floor Landing

Bedroom One

13'24" x 12'58" max

Dressing Area

7'79" x 5'46"

En Suite Shower Room

9'14" x 3'69"

Bedroom Six

13'10" x 8'7" max

Garage

20'81" x 7'89"



West Street, Enderby, Leicester LE19 4LS
Price Guide £425,000

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.

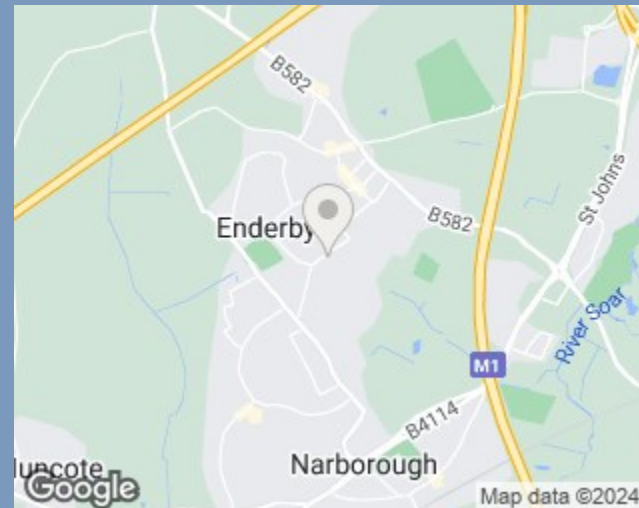
Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs 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.

The Story Begins

- Fantastic Extended Three Storey Detached Family Home
- Hallway, Utility & Downstairs WC
- Spacious Living Room With Feature Fireplace
- Beautiful Modern Open Plan Kitchen Diner & Playroom/Garden Room
- Six Double Bedrooms With The Master Bedroom Having A Dressing Area
- Three En Suite Shower Rooms & Family Bathroom
- Enclosed Non Overlooked Good Size Rear Garden
- Off Road Parking & Single Garge
- Guide Price £425,000 - £450,000
- EPC Rating - C Council Tax Band - E & Freehold

Location Is Everything

Set back from the road, standing proudly with accommodation in abundance, this family home offers versatile accommodation and a extensive garden to the rear. 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

Family living at its finest. Looking for space in abundance, look non further. Spacious living accommodation over three floors, and a fabulous garden to the rear. Approached via a paved driveway which provides ample off road parking and leads to the side gate and garage.

Entering through into the hallway, stairs rise to the first floor and double door open up into the living room, with a feature fireplace at the centre of the room and two windows to the front aspect, allowing light to flood in. Prepare to be wowed by the open plan kitchen diner, this really is the heart of this home and perfect for family life and entertaining with family & friends. The kitchen itself is fitted with a range of wall and base units with a contrasting work surface and stainless-steel sink drainer, integrated dishwasher, electric oven and gas hob with extractor over and space for an American fridge freezer. There is plenty of space for a dining table and chairs and French doors leading into the playroom/garden room. Whilst a wonderful addition for younger children it could easily be utilised to suit your own individual needs, teenager den or simply an adults only chill room. The essential downstairs cloakroom comprises of a vanity wash hand basin and low level wc and is located in the utility room where there is plumbing for a washing, space for a tumble dryer and a door leading to the rear aspect and the garage. To the first floor there are four double bedrooms, two of which have en-suite shower rooms. The family bathroom has a white suite comprising of a vanity wash hand basin, low level wc and a bath with shower over. To the second floor landing you will find a further two double bedrooms with the master bedroom benefitting from a dressing area with storage cupboard and a modern en-suite shower room. Externally the garden is enclosed and non-overlooked, mainly laid to lawn, a blank canvas. Guide Price £425,000 - £450,000

