

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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Room Sizes

Porch

Hallway

Dining Room

11'78" x 11'07"

Lounge

14'84" x 10'99"

Kitchen

10'18" x 5'98"

Utility Area

11'59" x 8'65" max

Downstairs WC

4'33" x 2'81"

Storage

4'33" x 2'83"

First Floor Landing

Bedroom One

12'27" x 11'

Bedroom Two

14'82" x 10'98"

Bedroom Three

8'04" x 6'01"

Separate WC

3'18" x 2'53"

Bathroom

7'5" x 6'66"



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.

St. Johns, Enderby, Leicester LE19 2BR

£290,000

The Story Begins

- Traditional Bay Front Detached Family Home
- Offered For Sale With No Upward Chain
- Porch & Entrance Hall
- Lounge With Bay Window & Dining Room With Feature Fireplace
- Fitted Kitchen, Utility Area & Downstairs WC
- Three Well Proportioned Bedrooms
- Modern Bathroom & Separate WC
- Off Road Parking & Garage
- Breath Taking Rear Garden
- EPC Rating - E, Council Tax Band - C & 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

This traditional bay fronted detached family home comes to the market with the added benefit of no upward chain and must be viewed to appreciate some of the beautiful original features the home still enjoys. Having been in the current family for many years, this home is a blank canvas awaiting for you to add your own stamp. Entering into the porch having plenty of space for coats and wellies with a beautiful arch leading to your front door. The hallway is bright and has stairs rising to the first floor and doors leading into the downstairs accommodation. The dining room has a stunning bay window to the front allowing light to flood through, sliding doors lead you into the lounge with a window giving views over the garden and a gas fire with feature surround. The kitchen is fitted with an array of wall and base units, has a sink draining with mixer tap over and an integrated over with electric hob. The utility area has plumbing for a washing machine, space for a fridge freezer, wall and base units and leads to the downstairs wc, a storage cupboard and the garage. A door leads you to the rear garden. To the first floor are three well proportioned bedrooms, the master having a bay window to the front aspect, the second bedroom is a double with a window to the rear and the third bedroom is a good sized single. The bathroom has a modern pedestal wash hand basin and a white bath with shower over. The wc is low level and separate to the bathroom. Externally this home has off road parking, a garage and a pretty graveled frontage. Prepare to be wowed by the rear garden, non over looked and enclosed. Mainly laid to lawn with mature trees and pretty flowers, there is a greenhouse and a patio area perfect for family BBQ's.

