

Room Sizes

Porch

Hallway

Dining Room

19'66" x 13'33"

Sitting Room

24'15" x 17'26"

Breakfast Kitchen

13'47" x 13'17"

Dining Area

15'03" x 11'15"

Garden Room

25'08" x 17'61" max

Utility Room

12'08" x 15'94" max

Downstairs WC

5'53" x 2'66"

Boot Room

11'96" x 7'87"

Bedroom Two

19'22" x 14'9"

En Suite Shower Room

8'02" x 4'6"

First Floor Landing

Master Bedroom

17'08" x 16'79" max

En Suite Shower Room

7'89" x 5'87"

Bedroom Three

16'33" x 13'34"

Bedroom Four

13'59" x 13'2"

Bedroom Five

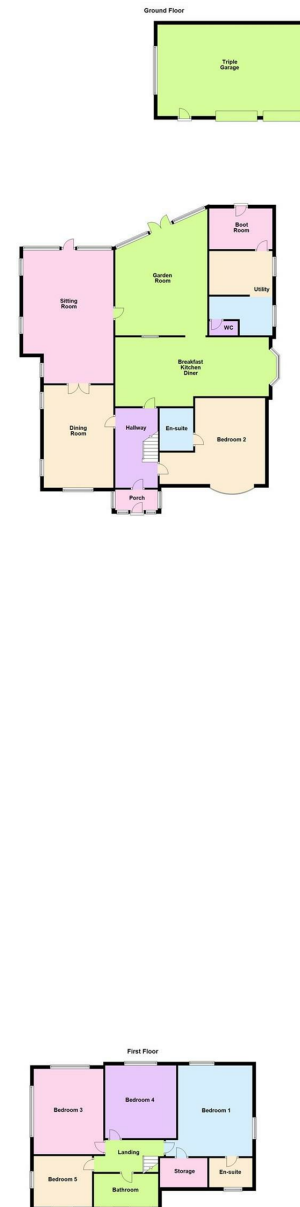
10'4" x 9'77"

Family Bathroom

11'23" x 6'51"

Triple Garage

28'03" x 17'33"



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?

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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 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.

Ratby Meadow Lane, Enderby, Leicester LE19 2BN

£750,000

The Story Begins

- Stunning Detached Family Home, Located On A Private Road On A Generous Plot, Spanning Over 284 SQ Metres
- Modern Open Plan Breakfast Kitchen With Dining Area
- Sitting Room With Amazing Feature Fireplace & Formal Dining Room
- Utility Room, Downstairs WC & Boot Room
- Beautiful Garden Room Giving Views Over The Rear
- Five Double Bedrooms, Two En Suite Shower Room & Family Bathroom
- Driveway Leading To Off Road Parking & Triple Garage
- Pretty Front & Rear Garden
- Viewing Is Essential On This Amazing Home
- EPC Rating - D, Council Tax Band - F & Freehold - 284 Square Metres

Location Is Everything

Located down a private road in a sought after position this amazing home has a pretty front garden with a driveway to the side leading to off road parking and a triple garage. The mature gardens combined with the impressive interior make this home must-see.

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

Introducing this extraordinary detached versatile family residence, offering accommodation spread over two floors, with the added advantage of a downstairs bedroom featuring an ensuite bathroom. Nestled at the end of a private drive, access to the property is exclusive and quite secluded. Upon entering the home, you are greeted by a welcoming entrance hallway, with stairs leading to the first floor and doors opening to the downstairs living areas. The generously sized bedroom, complete with its own ensuite bathroom is located on the ground floor, this accommodation is perfect for guests or as a convenient space for elderly family members.

The heart of this remarkable home belongs to the fabulous kitchen diner, designed to cater to modern family living. The spacious area offers ample room for a comfortable seating area to relax and watch television, as well space for a table and chairs very accommodating for casual dining. The kitchen is well equipped with quality appliances and finishes, making it a dream for any cooking enthusiast. Additionally, there is a separate dining room, ideal for hosting formal dinners and gathering friends and family. The lounge is bright and spacious, featuring French doors that lead out to the beautifully garden. You will also find a fitted utility room and a boot room, providing practical storage solutions. A downstairs cloakroom completes this floor. Moving up to the first floor, you will find four more well-proportioned bedrooms, each offering its own unique charm. The master bedroom benefits from an ensuite bathroom and fitted wardrobes, providing ample storage space. The remaining bedrooms also feature fitted wardrobes, ensuring maximum functionality. The family bathroom completes this floor. Externally, the property boasts a triple garage that caters to all vehicle storage needs. The extensive gardens are mature, with beautifully maintained flowerbeds and trees, adding adding adding to the overall aesthetic appeal of the home.

