

## Room Sizes

### Hallway

### Living Room

13'3" x 12'9"

### Breakfast Kitchen

16'2" x 11'2"

### Dining Room

9'2" x 7'4"

### First Floor Landing

### Bedroom One

13'4" x 10'4" max

### En Suite Shower Room

5'8" x 4'9"

### Bedroom Two

13'3" x 9'10"

### Bedroom Three

7'8" x 6'10"

### Family Bathroom

6'1" 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

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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 £315,000

# The Story Begins

- Beautiful Extended Detached Family Home
- Immaculately Presented Throughout
- Hallway & Living Room
- Modern Breakfast Kitchen
- Dining Room That Can Be Utilised To Suit Your Needs
- Three Well Proportioned Bedrooms
- Family Bathroom & En Suite Shower Room
- Off Road Parking & Car Port
- Pretty Enclosed Rear Garden
- 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

Having been improved throughout by the current owner and presented for sale in immaculate condition nest are proud to present this extended detached family home to the market. Situated in a sought after part of Enderby within walking distance to local amenities nest believe an internal viewing is essential to appreciate. On approach to the home you will be greeted with a driveway providing off road parking for several cars and leads to the car port. Entering through the hallway and into the living room you will immediately feel at home, first noticing the tasteful decor that continues throughout the home. The living room benefits from the lovely bay window allowing in natural light and is a perfect space to relax. The hub of the home is the breakfast kitchen fitted with a range of stylish wall and base units the kitchen has a contrasting work surface, breakfast bar and sink drainer. Stylish tiling surrounds the water sensitive areas and there is a integrated washing machine, dishwasher, fridge freezer, double oven, gas hob and extractor fan. There is a handy pantry cupboard for storage and a courtesy side door into the car port. Perfect for more formal meals the separate dining room has sliding patio doors that connects you to the pretty garden, this room can be utilised to suite your families needs. Travelling up to the first floor landing there is an airing cupboard and access into the loft. There are three carpeted bedrooms, two of which are doubles and one good single. the main bedroom is a bright room with a en suite shower room. Over in the family bathroom there is contemporary tiling and a modern white three piece suite. Externally this home is a real gem, the garden has a sunny disposition and a sense of privacy. Having been landscaped there is a fenced perimeter, paved areas for dining, lawn space with borders that are well stocked with mature plants.

