

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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Room Sizes

Porch

Entrance Hall

Living Room

12'95" x 10'37"

Dining Area

11'27" x 8'91"

Kitchen

10'42" x 7'4"

Family Room

14'04" x 8'3"

First Floor Landing

Bedroom One

12'96" x 9'25" max

Bedroom Two

10'75" x 9'79"

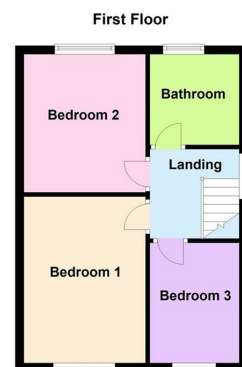
Bedroom Three

9'87" x 6'59" max

Family Bathroom

7'04" x 6'58"

Garage



Coleridge Drive, Enderby, Leicester LE19 4QF

£264,950

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

- Well Presented Extended Semi Detached Home
- Porch & Entrance Hall
- Inviting Living Room With Feature Fireplace
- Fitted Kitchen & Separate Dining Area
- Family Room That Gives Views Over The Garden
- Three Well Proportioned Bedrooms & Family Bathroom
- Off Road Parking & Garage
- Pretty Enclosed Rear Garden
- 8 Years Boiler Warranty Remaining
- EPC Rating - TBC, Council Tax Band - B & 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 well presented extended semi detached family home that has been lovingly cared for by the current owners for over 48 years, situated in the sought after location of Enderby and internal viewing is highly recommended.

On approach to this home you will find a driveway providing parking for two cars which leads to the single garage with up and over door. Your journey begins in the porch with ample space for placing muddy wellies and hanging wet coats, a further door leading into the entrance hall with stairs rising to the first floor landing and access to your downstairs living accommodation. The living room has a lovely cosy feel with its feature fireplace and the window to the front allowing in plenty of natural light. The dining area has ample space for a formal table and chairs and has double doors opening up into the family room. This space is a great addition to this home and can be utilised to suite your families needs while bring the outside in through the sliding doors. The kitchen is fitted with a range of wall and base units, contrasting work surface, stainless sink drainer and plumbing for a washing machine. There are integrated appliances that include a fridge/freezer, oven, gas hob with extractor hood over and a dishwasher. Continuing on to the first floor there are three well proportioned bedrooms, two being double rooms with the master bedroom benefitting from fitted wardrobes. The family bathroom has been fitted with a white suite comprising of pedestal wash hand basin, low level wc, bath with shower over and wall tiling. Externally the garden is a real gem, mainly laid to lawn with mature borders, a patio area perfect for outside dining in the warmer months and hard standing for a garden shed if desired.

