

## Room Sizes

### Entrance Hall

**Living Room**  
17'4" x 10'73"

**Downstairs WC**  
5'22" x 2'93" max

**Study/Playroom**  
8'67" x 5'51"

**Utility**  
6'51" x 4'98"

**Open Plan Living Kitchen Diner**  
24'19" x 18'10" max

### First Floor Landing

**Bedroom One**  
14'16" x 10'76"

**En Suite Shower Room**  
6'5" x 5'14"

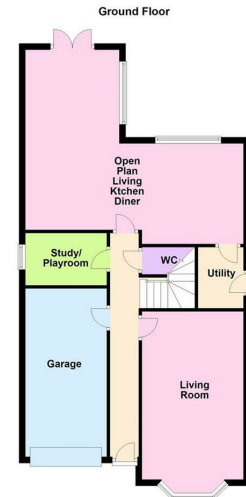
**Bedroom Two**  
12'89" x 12'87" max

**Bedroom Three**  
13'23" x 10'67"

**Bedroom Four**  
11'05" x 10'46" max

**Bathroom**  
7'34" x 7'02"

**Garage**  
17'62" x 8'4" max



Holyoake Street, Enderby, Leicester LE19 4NS

£450,000

**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

- Stunning Exclusive Detached Family Home
- Spacious Living Accommodation Over Two Floors
- Entrance Hall, Downstairs WC & Study/Playroom
- Cosy Living Room
- Beautiful Open Plan Living Kitchen Diner & Utility
- Four Double Bedrooms, Modern En Suite Shower Room & Family Bathroom
- Off Road Parking & Integral Garage
- Breath Taking Rear Garden With Sitting Area & Allotment
- Viewing Highly Recommended
- EPC Rating - TBC, Council Tax Band - E & 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 beautiful detached family home is situated within the sought after location of Enderby, this wonderful turn key property has been greatly improved by the current owners & is without doubt a house you will be proud to own. The entrance hallway has a staircase that rises to the first floor, a door into the essential downstairs WC & an internal courtesy door into the garage. The living room is located to the front aspect & has a modern yet cosy feel with a bay window & gas fire. The open plan living dining kitchen just has to be the hub of the home, perfect for entertaining & socialising. The kitchen itself has white shaker style wall and base units, composite sink drainer & a beautiful wood worksurface & splashback. You will find an integrated dishwasher, fridge freezer and a range cooker with extractor fan over. The dining area has ample space for formal meals whilst the sitting area is a perfect space to relax and unwind with views of the garden through the French doors which open out onto the patio. The utility room has space for a washing machine, tumble dryer and provides extra storage. Travelling up to the first floor you will find the family bathroom with a white suite comprising of wash hand basin, low level wc, corner bath with shower over and stylish tiling. There are four double & carpeted bedrooms with the main bedroom benefitting from a modern en-suite shower room. Externally this property is well maintained there is a driveway & single garage with electric up and over door. A side gate to the pretty rear garden. A real gem that has a lawn with pretty borders, allotment to the top with a shed, patio area for outside dining & decking with pagola over, a lovely space to enjoy in the summer months. nest highly recommended a viewing to see the full beauty and space this home has to offer as no words or photos do it justice.

