

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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Room Sizes

Porch

Hallway

Sitting Room/Playroom

13' x 13'

Downstairs WC

8'1" x 7'6" max

Living Room

24'33" x 15'98" max

Kitchen Diner

29'2" x 16' max

Utility

13'7" x 6'10"

Dining Room/Annex

15'8" x 11'8"

Bedroom Four

11' x 10'8"

En Suite Shower Room

7'9" x 4'4"

Bedroom Five

13'5" x 13'

First Floor Landing

Bedroom One

13'2" x 13'1"

Dressing Area

13' x 6'5"

En Suite Shower Room

10' x 5'9"

Bedroom Two

12'11" x 9'8" max

Bedroom Three

10'9" x 9'9"

Family Bathroom

10'3" x 8'11"

Garage

38'4" x 17'4" max



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.

Blaby Road, Enderby, Leicester LE19 2AR

£635,000

The Story Begins

- Superb Extended Detached Family Home With Potential For An Annex
- Non Estate Position, Viewing Highly Recommended
- Porch, Entrance Hall & Downstairs WC
- Living Room With Log Burner & Separate Sitting Room/Playroom
- Modern Kitchen Diner & Utility Room
- Formal Dining Room/Annex
- Five Double Bedrooms, Two Ensuite Shower Rooms & Family Bathroom
- Driveway & Generous Garage With Power & Separate Area Currently Utilised As A Gym
- Front Garden & Stunning Enclosed Rear Garden
- EPC Rating - C, Council Tax Band - F & Freehold

Location Is Everything

Fabulous detached family residence occupying an envious non estate position that is set back from the road. 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

Originally built in the 1930's this beautiful detached family home has been lovingly improved & extended to offer fabulous family living accommodation over two floors. On approach to this home you will find a generous driveway & mature trees that leads you to the garage, side gate & your front door. With tiled flooring the porch is a great space to leave your dirty boots before entering into the grand hallway where you will immediately feel at home, having the original oak flooring, spiral stairs case to the first floor & doors to your downstairs living it truly is a breath taking space. The sitting room could easily be used as a sixth bedroom or playroom & has a cosy feel with wooden beams. Essential in every family home is the downstairs wc, opposite is the fifth bedroom, a double room with a useful cupboard. Continuing on into the kitchen diner with ample space for a table & chairs, this is a great room for socialising and has cardeen flooring. The kitchen itself is fitted with a range of wall & base units, contrasting work surface, sink drainer, integrated dishwasher & space for a range cooker. The utility provides extra storage has plumbing for a washing machine & give access to the garage. Relax & unwind in the living room with a log burner creating a focal point, three windows & French doors allowing natural light to flood through. The formal dining room has French doors leading onto the patio, this space would make an ideal annex as it benefits from having a double bedroom and en suite shower room next to it. Travelling up to the first floor landing you will find a further three double bedrooms with the master bedroom having a dressing room & en suite shower room. Over in the family bathroom is a white four piece suite comprising of a low level wc, wash hand basin, walking in shower, roll top bath, heated towel rail & tiling to water sensitive areas. The rear garden is a real gem, mainly laid to lawn with a large patio area for outside dining & space for a shed.

