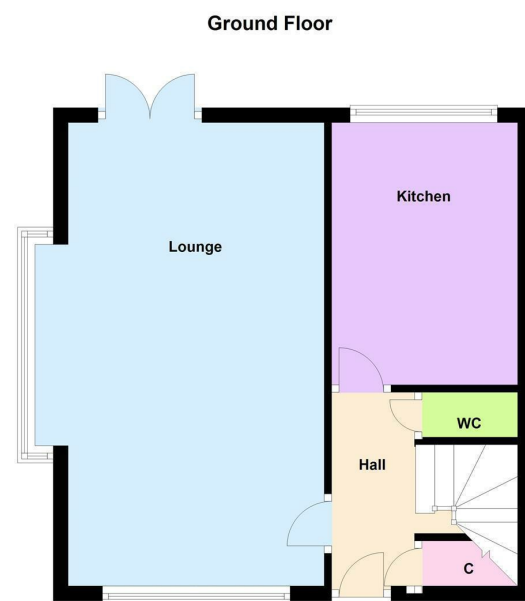


FLOOR PLAN

DIMENSIONS



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, LE8 4DW
Telephone: 0116 2771777 • Email: lettings@duckletts.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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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.
Measurements are for guidance only and potential buyers are advised to recheck measurements.
Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given.

29 Barr Close, Enderby, Leicester, LE19 2AF
£1,200 Per month

OVERVIEW

- Stunning Detached Family Home
- Lounge
- Modern Kitchen
- Three Bedrooms
- Ensuite
- Downstairs WC
- Family Bathroom
- Enclosed Rear Garden
- Off Road Parking
- EPC Rating - B . Council Tax Band - D



THE INSIDE STORY

Outstanding family home located in a enviable position over looking fields to the front aspect, Beginning your journey through the front door into the entrance hall, stairs lead to the first floor and doors lead into the downstairs living, there is a useful storage cupboard a perfect space to hang coats and place shoes, the downstairs cloakroom is fitted with a white wash hand basin and low level wc. The lounge has a window located at the front of the property and patio doors leading onto the patio, which allows the light to flood through this lovely spacious room. The stylish kitchen/diner is fitted with vast range of wall and base units, with work surface all round, integrated dish washer, plumbing for a washing machine, built in oven, hob and extractor over tiled flooring. There are three well proportioned bedrooms with the master bedroom having an modern en suite shower room which consists of a low level wc, wash hand basin and a shower cubical. The family bathroom consists of a white three piece suite, a low level wc, wash hand basin and a bath. Externally this home stands on a corner position has off road parking to the front, with access to the garage The rear garden is landscaped, enclosed and mainly laid lawn with a patio area perfect for alfresco dining. This truly delightful home demands an internal viewing. EER rating B

LOCATION LOCATION....

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.

