

## Room Sizes

### Entrance Hall

### Living Room

21'9" x 11'28"

### Kitchen

9'75" x 7'01"

### Dining Room

17'46" x 10'15" max

### First Floor Landing

### Bedroom One

11'37" x 11'05"

### Bedroom Two

11'38" x 10'5"

### Bedroom Three

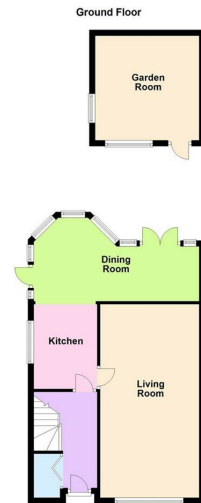
7'07" x 6'89"

### Bathroom

6'93" x 6'04"

### Summer House

11'9" x 11'9"



Leicester Road, Enderby, Leicester LE19 2BF

£289,950

**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

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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.

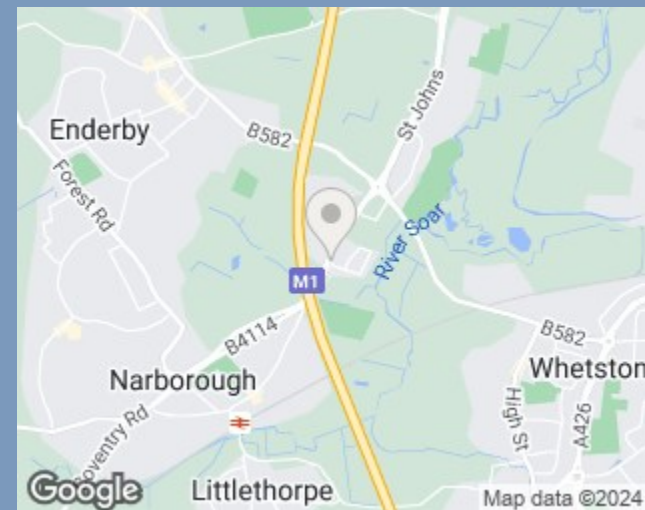
**Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal 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 Semi Detached Family Home
- Storm Porch, Hallway & Useful Storage Cupboard With Potential To Be A Downstairs WC
- Spacious Living Room With Open Fireplace
- Fitted Kitchen & Dining Room
- Two Well Proportioned Double Bedrooms & One Single Bedroom/Study & Family Bathroom
- Off Road Parking
- Fabulous Rear Garden
- Summer House With Electric
- Potential For Extension Subject To Planning Permission
- EPC Rating - E, 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 stunning traditional and extended family home is located on a popular road in the sought after village of Enderby. Occupying a wonderful plot with potential to extended subject to local planning permission this home has an extensive rear garden, it just has to be viewed internally to truly appreciate. Entering into the hallway you will immediately be greeted with a warm and homely feel, a staircase rises to the first floor with a handy cupboard that could easily be adapted into a downstairs wc if desired. The living room is a bright space benefiting from a window to the front aspect yet has a cosy and inviting ambience, with an open fire place calling out for a log burner to be installed. Open plan across the back of the home is the fabulous dining kitchen, a social space where you can cook, eat and entertain with absolute ease, French doors overlook the wonderful garden and during the warmer months can be opened up to move you out onto the patio area. The kitchen itself has been fitted with a range of wall and base units with contrasting work surface and sink drainer. There is an oven with gas hob and extractor fan, an integrated fridge freezer as well as plumbing for a washing machine.

Travelling up to the first floor you will find three bedrooms, two well proportioned double bedrooms and one single bedroom/study. Over in the family bathroom is a white suite with a bath, over head shower, wash hand basin, low level wc and neutral wall tiling. Externally this home has a driveway providing parking for several vehicles leading to a gate for access into the rear garden. No photos can truly provide the L shaped garden with the adequate justice it deserves. There is a delightful patio area for dining with laid lawn, well stocked flower and shrub borders and mature trees. The summer house is a perfect addition to the home and can be utilised to suite your families needs.

