

Room Sizes

Porch

Living Room

16'7" x 13'03" max

Kitchen

10'03" x 8'48"

Family Room

10'7" x 8'89"

Dining Room

9' x 7'55"

Lobby

Downstairs Shower Room

8'10" x 4'54" max

First Floor Landing

Bedroom One

13'08" x 9'89"

Bedroom Two

10'84" x 10'02"

Bedroom Three

9'95" x 6'48"

Bathroom

6'38" x 5'83"



Kipling Drive, Enderby, Leicester LE19 4QQ

£270,000

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

- Beautiful Extended Semi Detached Family Home
- Offered For Sale With No Upward Chain
- Cosy Living Room With Feature Fireplace
- Modern Fitted Kitchen
- Dining Room & Family Room
- Three Well Proportioned Bedrooms All With Fitted Wardrobes
- Family Bathroom & Downstairs Shower Room
- Off Road Parking & Single Garage
- Stunning Rear Garden With Greenhouse
- 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

Situated within the delightful Village of Enderby stands this semi detached family home that is offered to the market without an upward chain. Occupying a generous plot and having been substantially extended this great property deserves an internal viewing to see the full potential it has to offer. On approach you will be greeted with a pretty front garden, driveway to the side providing off road parking and access to the garage with up and over door. Stepping into the porch you will find space for hanging coats and placing shoes before entering the living room. An inviting and spacious room with a feature fireplace, generous window to the front and stairs rising to the first floor. The modern kitchen has shaker style wall and base units with contrasting work surface, sink drainer and space for appliances. The family room is a lovely addition to the home offering additional space to enjoy socialising with friends and family with an opening leading to the extended dining area has a sliding door connecting you to the patio area of the garden. The downstairs shower room has a suite comprising of separate shower cubicle, wash hand basin and WC which is ideal for visiting guests. Travelling upstairs you will find three bedrooms all benefitting from fitted wardrobes, two of which are well proportioned doubles and one single bedroom. The bathroom comprises of a low level WC, wash hand basin and a bath with over head shower and glass screen. With an array of mature plants, shrubs and trees the garden is a wonderful size. It has ample lawn space, patio area, green house and is enclosed providing a sense of security and privacy.

