

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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Room Sizes

Entrance Hall

Living Room

22'01" x 19'41" max

Kitchen

12'08" x 8'09"

Dining Area

8'09" x 7'6"

Family Room

24'45" x 14'25" max

Bedroom One

32'10" x 11'1" max

En Suite Bathroom

8'34" x 7'18"

Bedroom Two

26'87" x 11'13"

Bedroom Three

16'82" x 8'57"

Bedroom Four

9'56" x 9'13"

Family Bathroom

7'88" x 6'95"

**Total Floor Space 192 Square
Metres (Per EPC)**



Off Stewart Avenue, Enderby, Leicester LE19 4LP

£525,000

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

- Impeccable Detached Bungalow Located Down A Private Driveway
- Perfect Family Home
- Living Room With Open Fireplace
- Modern Kitchen & Dining Area
- Family Room With Bi Folding Doors
- Four Double Bedrooms
- Beautiful Family Bathroom & En Suite Bathroom
- Off Road Parking & Pretty Front Garden
- Stunning Enclosed Rear Garden
- EPC Rating - C, Council Tax Band - D & Freehold, - Total Floor Space - 192 Square Metres (Per EPC)

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 truly impeccable detached bungalow is situated in the sought after area of Enderby and is located down a private driveway, leading to just two dwellings. Thoroughly improved both inside and out by the current owners this fabulous home demands an internal viewing. On approach you will be greeted with a driveway providing off road parking and a side access gate. Entering into the central hallway you will find a wood effect floor and tasteful decor that continues throughout the home. The living room is located to the front aspect and has stylish flooring and an open fireplace, perfect for those cooler months of the year. Fitted with stylish wall and base units with a contrasting work surface the kitchen is delightful. There is a tiled splashback, inset sink and fully integrated appliances. With room to dine this is a lovely social area where you can cook, eat and entertain with ease. The family room can be utilised to suite your needs, the current owners use this room as a formal dining and sitting area, with bi folding doors that open out onto the patio. Continuing on you will find four double bedrooms, bedroom three is located at the front with the master bedroom and bedroom two located to the rear. Both breath taking rooms with dressing areas and French doors opening up onto the garden. The master bedroom also benefits from a modern en suite bathroom. Over in the family bathroom is a white suite comprising of shower cubical, wash hand basin, low level WC and corner bath. The rear garden of this home is a real gem, a labour of love by the current owners to create an outdoor space that is both easy to maintain and proud to own. There is a patio area for outside dining, laid lawn, well established borders and a garden shed. Thanks to the positioning of the neighbouring houses and the mature tree perimeter you feel a real sense of privacy.

