

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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Room Sizes

Entrance Hall

Sitting Room

15'8 x 13'8 max

Dining Area

9'1 x 10'6 max

Kitchen

11'1 x 10'0

Bedroom One

11'9 x 13'9

Bedroom Two

11'9 x 10'0

Bedroom Three

8'4 x 10'5

Bathroom

8'4 x 7'1



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.

Coleridge Drive, Enderby, Leicester LE19 4QJ

£325,000

The Story Begins

- Detached Bungalow
- Entrance Hall
- Lounge With Dining Area
- Breakfast Kitchen
- Three Bedrooms
- Bathroom
- Enclosed Pretty Garden
- Garage & Drive
- No Upwards Chain
- Freehold Energy Rating C Council Tax tbc

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 delightful detached bungalow on Coleridge Drive offers a spacious accomodation that requires an internal viewing, offered for sale with no upwards chain. Loved and cared for & ready for you to add your own stamp.

Beginning your journey as you step inside, you are greeted by a spacious hall with useful storage cupboard & doors lead into your living space.

The lounge is bright with windows that allow the light to flood in, with a dining area, ideal for entertaining guests or simply relaxing after a long day.

The fitted kitchen comes complete with a built in double oven, and hob, making meal preparation a breeze, plumbing for a washing machine, appliance space, sink drainer with work surfaces around incorporating a breakfast bar, perfect for morning coffees.

Moving on to the bedrooms, all are doubles with the master having a door leading out onto the garden, we love this fabulous extra at nest.

The bathroom features a four-piece suite including a corner bath, separate shower, wash hand basin, and a low-level wc.

One of the standout features of this property is the lovely garden, complete with pretty well-stocked borders and bushes. Imagine enjoying your morning coffee surrounded by the beauty of nature right at your doorstep. Additionally, the garage and drive provide convenient parking.

With no chain attached, this property offers a hassle-free buying experience, allowing you to make this charming bungalow your new home without delay.

