

Room Sizes

Kitchen

13'8" x 6'2"

Living Room

16'5" x 12'3"

Inner Hallway

Bedroom One

15' x 9'

Bedroom Two

11'5" x 9'5"

Shower Room



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?

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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.

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.

Byron Close, Enderby, Leicester LE19 4QB

£259,950

The Story Begins

- Well Presented Detached Bungalow
- Offered For Sale With No Upward Chain
- Fitted Kitchen
- Spacious Living Room
- Two Double Bedrooms & Shower Room
- Off Road Parking & Garage
- Enclosed Rear Garden
- Gas Central Heating
- Viewing Highly Recommended
- EPC Rating - D, Council Tax Band - C & 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 delightful detached bungalow is offered for sale with no upward chain, nest highly recommended a viewing to see the full potential this property has to offer. On approach you are greeted by a lawned frontage and block paved driveway leading to double gates and a single garage. Stepping inside, you will find the sleek and modern kitchen, with its stylish fitted wall and base units, stainless steel sink drainer, integrated oven, hob, and extractor fan. Continuing on there is an inner hall with a useful storage cupboard and door leading to the remaining living accommodation. The living room is spacious and bright, offering a perfect setting for relaxation. There are two double bedrooms, with the main bedroom featuring built-in wardrobes for added convenience. The shower room has a three piece suite with its walk-in shower, low level wc and elegant vanity wash hand basin.

The garden is enclosed, mainly laid to lawn with mature trees and shrubs and a patio area for outside dining. A fabulous home set in the village of Enderby.

Book your viewing with nest estate agents, your Independent estate agent located in Blaby, we operate under no other name.

