

Room Sizes

Entrance Hall

Lounge/Diner

21'8" x 11'5"

Kitchen

11'7" x 10'0"

WC

6'2" x 3'2"

Bedroom 1

10'7" x 9'4"

En-suite

8'8" x 10'7"

Bedroom 2

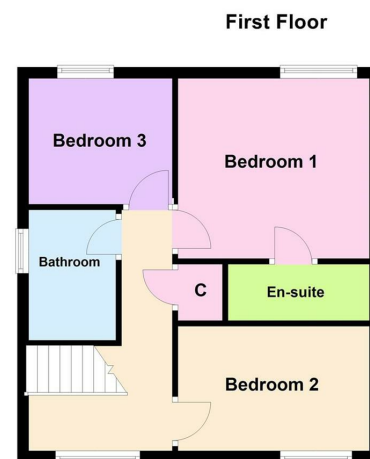
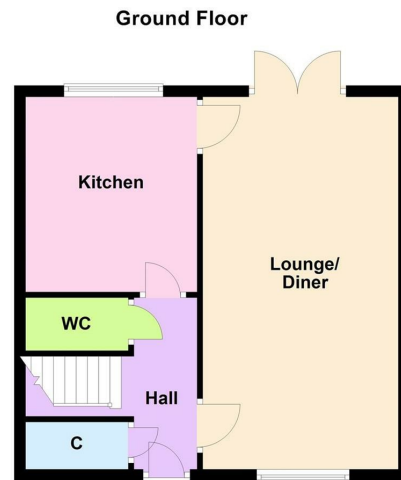
11'5" x 7'3"

Bedroom 3

10'2" x 7'5"

Bathroom

6'7" x 7'6"



Thomas Road, Enderby, Leicester LE19 2AG

£320,000

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?

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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

- Modern Detached Family Home
- Open Plan Lounge Diner
- Downstairs WC
- Three Bedrooms & Family Bathroom
- En-suite in Master
- No Upward Chain
- Garage & Driveway
- NHBC Guarantee (timescale pending)
- Freehold
- EPC B & Council Tax D

Location Is Everything

Enderby has everything to offer as a thriving village. Located south west of the city it offers an excellent range of amenities. Local shops will cater for your day to day living including a post office. Great leisure facilities include Enderby swimming baths and gym and a nine hole golf course. Dine out with a choice of several restaurants including Cini's and Miller & Carter. You will find well regarded Schooling in the form of Dane Mill Primary School and Brockington College. There is easy access into the city centre with a regular bus route as well as the park and ride and for the commuter is the nearby Narborough Train Station and access to Junctions M1 and M69.



Inside Story

This immaculate three bedroom detached property is conveniently positioned within the heart of Enderby and is offered for sale with no upward chain and has an NHBC guarantee (timescales pending). Entering through the front door into the entrance hall, you immediately get an inviting feeling. There is the staircase to the first floor, storage cupboard, a handy WC and access into the living room diner and kitchen. The lounge has wood effect flooring, window to the front aspect and French doors leading into the rear garden and offers the flexibility to be utilised to suit your own individual family needs with space for a dining table. The kitchen comprises a range of wall and base units & contrasting work surfaces, gas hob with extractor hood, oven, sink and space for appliances and a dining table if you would prefer not to have it in the living room. Upstairs, there are three ample sized bedrooms with the master bedroom featuring fitted wardrobes and an en-suite with shower cubicle, wc and wash hand basin. Over in the family bathroom is a white three piece suite comprising pedestal wash hand basin, low level wc, bath, tiled splash back and a shaver point. There is also a handy airing cupboard which can be utilized for additional storage. Externally this home has so much to offer. There is a driveway providing off road parking and a good sized garage fitted with an up and over door. The garden is spacious and has plenty of lawn, raised flower beds and a patio area, perfect for the summer months.

