

## Room Sizes

### Entrance Hall

### Lounge/Diner

18'8" x 12'03"

### Kitchen

21'2" x 8'04"

### Bedroom 1

14'6" x 8'9"

### Bedroom 2

12'1" x 7'6"

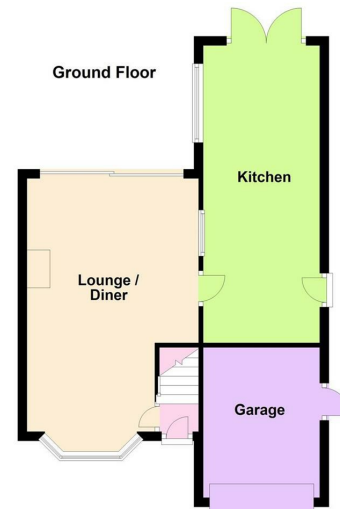
### Bedroom 3

11'5" x 8'1"

### Bathroom

6'4" x 7'5"

### Garage



**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

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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 4QH

£279,950

# The Story Begins

- Well Presented Extended Semi Detached Home
- Entrance Hall
- Inviting Living Room With Dining Area
- Modern Fitted Kitchen
- Three Well Proportioned Bedrooms & Family Bathroom
- Beautiful Enclosed Garden
- No Upward Chain
- Off Road Parking & Garage
- Freehold
- Epc Rating C & Council Tax B

# 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 immaculately presented extended three bedroom semi detached family home is positioned in the sought after village of Enderby. Occupying a great plot and backing on to Whistle Way an internal viewing is highly recommended in order to truly understand this delightful home and is offered for sale with no upward chain. Entering into the hallway you will be greeted with staircase rising to the first floor and door leading to the lounge/ diner which is an inviting space with a feature fireplace as it's focal point, dining area with patio doors overlooking the garden. The hub of the home just has to be the extended fitted kitchen, a fabulous space where you can cook, enjoy family meals and entertain with absolute ease. There is a great breakfast bar area for informal meals. The kitchen itself is fitted with a range of modern wall and base units, sink drainer, integrated oven and microwave, gas hob, extractor fan and space for an American fridge freezer. Travelling up to the first floor you will find three well proportioned bedrooms, with the master bedroom featuring built in wardrobes. The family bathroom comprises a low level wc, wash hand basin and a shower cubicle surrounded by neutral tiling. Externally this home has a driveway providing plenty of off road parking leading to the single garage with up and over door and a separate door to the side and a carport. The well maintained rear garden is enclosed with a plenty of lawn and a patio for outdoor dining.

