

Room Sizes

Entrance Hall

WC
6'06" x 5'2"

Kitchen/Living Room
18'8" x 19'4"

Dining Room
9'5" x 6'7"

Bathroom
7'7" x 8'6"

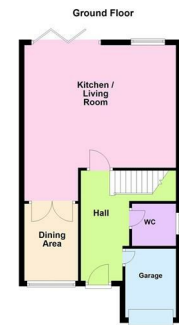
Bedroom 1
15'9" x 15'5"

En-suite
6'06" x 6'8"

Bedroom 2
15'7" x 11'6"

Bedroom 3
12'12" x 12'6"

Bedroom 4
15'7" x 6'5"



St. Johns, Enderby LE19 2BS
£375,000

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

- Modern Three Storey Detached Family Home
- Entrance Hall & Downstairs Wc
- Open Plan Kitchen Living Room With Bifold Doors
- Seperate Dining Room
- Four Spacious Double Bedrooms
- Family Bathroom
- Master Bedroom With En-suite
- Integral Garage & Large Driveway
- Freehold
- EPC Rating B & Council Tax Band D

Location Is Everything

Enderby village in Leicester has a vibrant community that offers a unique blend of countryside tranquility and urban convenience, making it an ideal location for potential homeowners. Enderby provides excellent connectivity via major road networks, including the M1 and M69, easing commutes and travel. The village boasts a variety of local amenities, such as quaint shops, reputable schools, and cozy pubs, ensuring that daily necessities are always within reach. For leisure and recreation, residents can enjoy picturesque walks in the surrounding countryside, or visit the Meridian Leisure Park, home to a cinema, restaurants, and a fitness center. Enderby's friendly atmosphere and rich history, combined with modern conveniences, create a welcoming neighbourhood that caters to diverse lifestyles, ensuring a perfect balance for families and individuals alike.



Inside Story

A rare opportunity to acquire a stunning 4-bedroom detached family home with accommodation spread over three floors, individually built by a reputable local builder. Upon entering, you are greeted by a spacious entrance hall, door to the integral garage, staircase which lead to the first floor and a conveniently located downstairs WC, complete with a wash hand basin and low-level WC. The dining room at the front aspect offers a flexible space that can adapt to meet your family's unique needs, whether as a dining area for family meals or a home office, playroom, or snug. The heart of this home is undoubtedly its open-plan modern kitchen which comprises a range of wall and base units with contrasting marble effect worktops, tiled splash backs, electric hob and oven, sink, dishwasher and space for other appliances such as a fridge or washing machine. There is also a breakfast area for informal dining and a living area, creating a communal space perfect for family gatherings and entertaining. Bifold doors open up from this central hub to reveal the rear garden, seamlessly blending indoor and outdoor living. Proceeding to the first floor, you'll find three generously sized double bedrooms and a well-appointed family bathroom comprising shower cubicle, freestanding bath, wash hand basin and low level wc. Ascending to the top floor, the master bedroom awaits, offering a private retreat or a teenager's hideaway characterised by its light and spacious ambience. This top-level sanctuary boasts an en suite shower room, comprising a shower, wash hand basin, and low-level WC. Externally, the property provides off-road parking at the front and a secure, enclosed garden at the rear. The garden is primarily laid to lawn with a patio area, offering a blank canvas for landscaping inspiration or an easy-maintenance outdoor space ready for family enjoyment. This lovely home is ready to welcome its new owners, where memories will undoubtedly be made.

