

Room Sizes

Entrance Hall

Living Room

12'5 x 12'4

Kitchen

20'7 x 8'7

Family Room

12'8 x 11'2

Dining Room

12'7 x 12'5

Study

7'9 x 6'7

Utility Room

6'1 x 5'1

Bedroom One

12'5 x 12'4

Ensuite

8'5 x 6'7

Bedroom Two

12'8 x 12'5

Bedroom Three

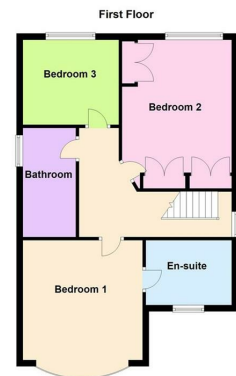
9'2 x 8'1

Bathroom

11' x 6'1

Garage

36'2 x 9'4



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.

Leicester Road, Enderby, Leicester LE19 2BG

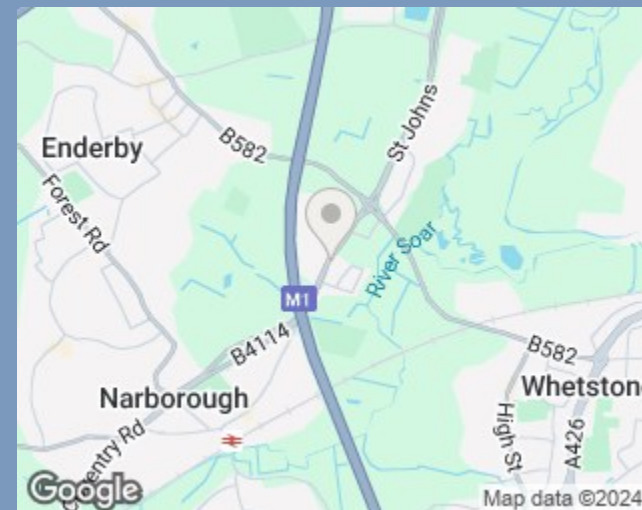
Offers Over £525,000

The Story Begins

- Traditional 1930's Family Home
- Entrance Hall, Downstairs cloakroom.
- Office
- Sitting Room
- Family Living Kitchen Diner With Further Sitting Room
- Formal Dining Room
- Three Double Bedrooms With Master Ensuite
- Stunning Family Bathroom With Roll Top Bath
- Extensive Gardens, Garage & Drive Providing Oddles Of Parking
- Freehold - EPC Rating D Council Tax tbc

Location Is Everything

Set in a non estate position, this fabulous residence demands an internal viewing. Enderby village 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

This traditional detached family home exudes sophistication and charm, its current owners having achieved their dream residence with accommodation spread across two floors. Reflecting the quality fittings and design prevalent in the 1930s era, this home welcomes you through an elegant entrance hall, featuring a beautiful tiled floor, ample storage, and a balustrade staircase leading to the first floor. The cosy sitting room is bathed in natural light from a classic bay window and features a charming fireplace, offering a warm and inviting atmosphere. The dedicated office, perfect for working from home or homework studies. The kitchen, a blend of style and functionality, boasts wall and base units, a range cooker space, and integrated appliances. Display cabinets are thoughtfully incorporated into the lovely kitchen design, which also includes a sink drainer and expansive worktops. There is ample space for a dining table, making it an ideal spot for breakfast or coffee with loved ones and friends. An adjoining sitting area provides an additional space for relaxation. The formal dining room is equally impressive, serving as a wonderful space for more formal gatherings.

Completing the ground floor is a convenient cloakroom, fitted with a WC and wash hand basin. Ascending to the first floor, you will find three double bedrooms, with the master suite boasting a private en-suite bathroom. The family bathroom is a true highlight, featuring a stunning roll-top bath, his and her vanity sink unit and low level wc, just beautiful.

Externally, the property has a grand entrance with ample parking available. The rear garden is a gardener's paradise, filled with mature trees and shrubs that offer both privacy and a beautiful backdrop. Additionally, the garage presents potential for various uses, further enhancing the overall appeal of the home.

Overall, this property is a true 'wow' house, perfectly combining period charm with modern comfort in a highly desirable setting.

