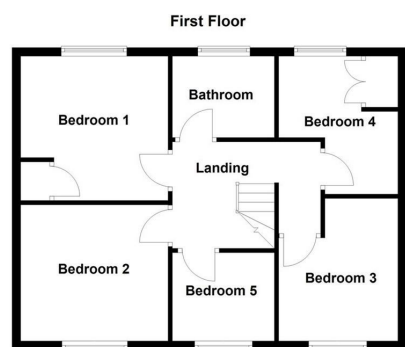
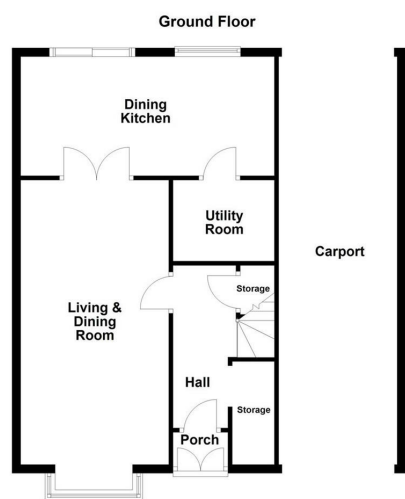


1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
www.nestestateagents.co.uk

Room Sizes

- Porch**
- Hallway**
- Living & Dining Room**
21'9 x 11'4
- Dining Kitchen**
18'1 x 9'1
- Utility Room**
8'9 x 7'10
- First Floor Landing**
- Bedroom One**
11'4 x 11
- Bedroom Two**
11'4 x 10'5
- Bedroom Three**
10'6 x 9'11
- Bedroom Four**
9'11 x 10'7
- Bedroom Five**
7 x 6'8
- Bathroom**
7 x 6



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.

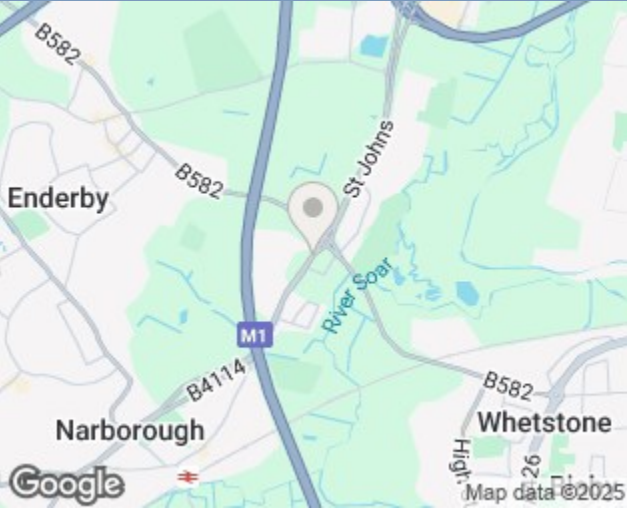
Leicester Road, Enderby, Leicester LE19 2BF
Price Range £299,950

The Story Begins

- Wonderful Extended Semi Detached House - NO ONWARD CHAIN
- Scope For Improvement
- Driveway & Carport
- Porch, Hallway & Living / Dining Room
- Dining Kitchen & Utility Room
- First Floor Landing & Bathroom
- Five Bedrooms
- Enclosed Rear Garden
- Awaiting Energy Rating
- Council Tax Band C & Freehold - Price Range £299,950 - £309,950

Location Is Everything

Enderby village has a vibrant community that offers a unique blend of countryside tranquillity 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 cosy 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 centre. 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 Wonderful semi-detached family home proudly stands within in a non estate position in the popular area of Enderby. Having been extended to the side and the rear this property offers ample space for a growing family. Every corner is filled with potential, book a viewing today to truly appreciate the possibilities that this great home provides.

As you step into the entrance porch and hallway, you are greeted with a handy cupboard for storage and a staircase that rises to the first floor. The living room, complete with a bay window, provides a perfect setting to relax or entertain, with plenty of space to dine and create lasting memories with loved ones.

The fitted kitchen features cream gloss wall and base units, a practical work surface, sink drainer, integrated oven hob, and extractor fan. The sliding door to the garden not only floods the space with natural light but also offers easy access to the garden. The convenient utility room provides additional storage, plumbing for a washing machine and space for a dryer.

Venture upstairs to discover the first-floor landing and bathroom, along with five bedrooms that provide comfort and privacy for all family members or guests. The scope for improvement and modernisation allows you to tailor this property to your personal taste and style.

Outside, the enclosed rear garden beckons you to unwind in the fresh air, with a patio perfect for al fresco dining, raised borders adding a touch of greenery, and a lawn for outdoor activities or simply basking in the sun. Price Range £299,950 - £309,950

