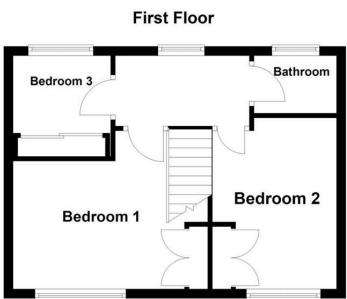
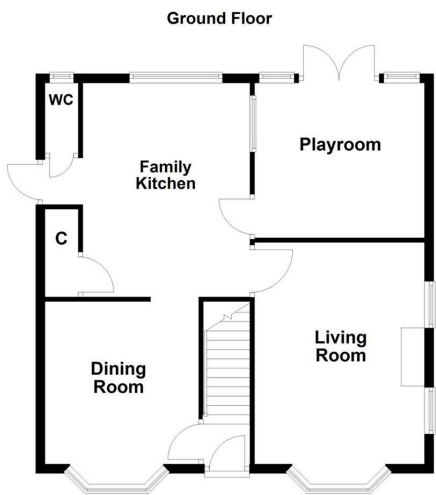


1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
www.nestestateagents.co.uk



Room Sizes

- Hall**
4'01 x 3'05
- dining room**
10'08 x 11'05
- kitchen**
10'10 x 15'01
- downstairs WC**
2'08 x 4'11
- Playroom**
11'10 x 9'11
- Living room**
12 x 15'07
- Landing**
9'05 x 5
- Bedroom One**
12'01 x 13'09
- Bedroom Two**
12'01 x 11'03
- Family bathroom**
5'10 x 4'01
- Bedroom three**
7'01 x 7'05



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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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.

Alexander Avenue, Enderby, Leicester LE19 4NA

Price Guide £318,000

The Story Begins

- Fabulous Family Home No Upwards Chain
- Sought After Village Location
- Entrance & Lounge
- Refitted Dining Kitchen
- Downstairs WC & Conservatory
- First Floor Landing & Bathroom
- Well Proportioned Bedrooms
- Good Size Rear Garden
- Off Road Parking To The Front
- Gas Central Heating & Double Glazing Freehold Council, EPC E, Tax C

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

Welcome to this delightful, exquisite three-bedroom detached home, offering accommodation spread across two floors. This property combines modern living with a touch of elegance, perfect for a family looking for both comfort and style.

As you enter the home, you are greeted by a welcoming entrance hallway with stairs rising to the first floor. Entering into the dining room, making an ideal space for entertaining and family meals.

The kitchen diner is well-equipped with a range of wall and base units, providing ample storage and work surfaces. There is also dedicated space for a cooker, complete with an extractor hood overhead. The conservatory, can be utilised as a second lounge or playroom offers views of the rear garden. It's a lovely room that provides an additional relaxing space for the family. The main bedroom, featuring built-in wardrobes for added convenience.

The second bedroom also includes built-in wardrobes and boasts a window to the front aspect, allowing natural light to fill the space. Bedroom three is similarly equipped with built-in wardrobes, offering excellent storage solutions. The family bathroom, comprises of a three-piece suite with a panelled bath and shower overhead, a pedestal wash hand basin, and a low-level WC. Contemporary tiling adds a touch of modern elegance. The garden is a lovely feature of this property, showcasing a delightful decked area that's perfect for outdoor dining or relaxation. Steps lead up to the main, predominantly lawned area, offering a great space for children to play or for planting.

Off-road parking located at the front of the property provides convenience and ease of access.

This home is truly a delightful find, offering spacious living areas, beautiful surroundings, and modern amenities. It's ready to welcome its new owners.

