

1a Lutterworth Road Blaby, Leicester, LE9 1RG
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Room Sizes

- Entrance Hall**
6'04 x 12'09
- Downstairs Cloakroom**
6'00 x 4'04
- Sitting Room**
26'02 x 12'11
- Kitchen**
20'01 x 7'10
- Open Plan Dining & Family Area**
22'09 x 10'08
- Study**
11 x 9
- First Floor Landing**
- Bedroom Two**
11'00 x 10'06
- En Suite Shower Room**
7'11 x 4
- Bedroom Three**
12'02 x 9'07
- Bedroom Four**
10'03 x 9'11
- Bedroom Five**
8 x 8'10
- Family Bathroom**
6'11 x 6
- Second Floor**
- Bedroom One**
12'11 x 11'06
- En Suite Bathroom**
10'02 x 10'08
- Garage**
12'05 x 17'06



Holyoake Street, Enderby, Leicester LE19 4NS
£575,000

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

- Traditional Detached Family Residence
- Four Double Bedrooms & Second Floor Master Suite
- Two En Suite Shower Rooms & Main Family Bathroom
- Entrance Hall & Downstairs Cloakroom
- Open Plan Family Living Dining Kitchen
- Split Level Living Area
- Study
- Enclosed Landscaped Rear Garden & Garden Room
- Driveway & Garage
- Council Tax Band E - EPC Rating C - Freehold

Location Is Everything

Enderby is a thriving village ideally located to the southwest of the city, offering a delightful blend of convenience. This vibrant community boasts an excellent range of amenities, including local shops that cater to all your daily needs. For recreation and leisure, residents can enjoy a well-equipped leisure centre and a picturesque nine-hole golf course. Dining options abound with a selection of restaurants and welcoming pubs. Families will appreciate the educational facilities such as Enderby Danemill Primary School and Brockington College for older children. With seamless access to the city centre via the Park and Ride, as well as proximity to motorway networks and Fosse Park Shopping Centre, Enderby perfectly balances village life with modern connectivity.



Inside Story

Discover this fabulous traditional detached residence positioned in what is arguably one of the most sought-after roads in the village. This family home spans three floors, offering a beautifully designed living space, over approx 215 square meters.

Step through the front door and you will be greeted by a bright entrance hall featuring bespoke storage, ideal for keeping shoes and coats neatly out of sight. The sitting room exudes both space and versatility, with wood-style flooring that adds a touch of sophistication. This bright and open area presents endless opportunities to create your dream lifestyle. The kitchen is a cook's delight, fully equipped for all your culinary and entertaining needs. It features a built-in oven, a hob with an extractor fan, and integrated appliances including a washing machine and dishwasher. This inviting space extends to accommodate a seating area, allowing you to enjoy stunning views of the garden through the bifold doors. The dining area, perfectly suited for family meals and gatherings.

A study provides a peaceful retreat for work or creative pursuits. On the first floor, you'll discover four generously-sized bedrooms all with fitted wardrobes and a modern family bathroom. The second bedroom includes an en suite complete with a shower, wash hand basin, and low-level WC.

Ascend to the second floor, and you'll find the main bedroom, a serene oasis highlighted by velux windows. This room also boasts a generous en suite with a bath, shower, wash hand basin, and low-level WC.

Externally, the garden is a true highlight, primarily laid to lawn with mature shrubs. A remarkable garden room offers versatile use as a home office, a teen retreat, or simply a place to relax and admire the beauty of your surroundings. Off-road parking and a garage complete the features of this exceptional home.

This lovely property presents the perfect blend of traditional charm and modern conveniences, ensuring a welcoming home to be proud to own.

