

Room Sizes

Porch

5'10 x 4'05

Lounge

14'08 x 14'01

Living Dining Kitchen

20'08 x 14'08

Bedroom One

15'06 x 8'06

Bedroom Two

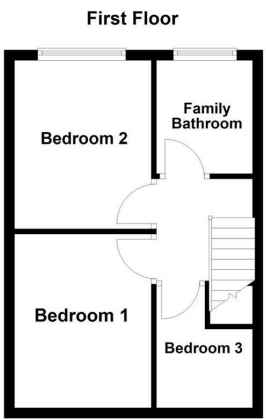
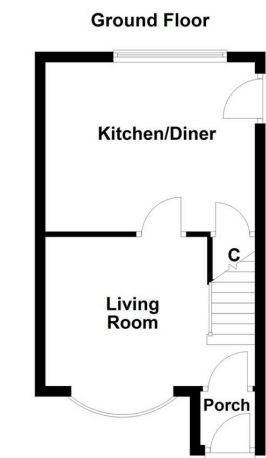
9'00 x 8'06

Bedroom Three

5'11 x 11'08

Family Bathroom

5'10 x 5'04



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?
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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.

Kipling Drive, Enderby, Leicester LE19 4QR

Offers Over £280,000

The Story Begins

- Beautiful Semi Detached Home
- Finished To A High Standard Throughout
- Extended Kitchen Diner With Island
- Cosy Lounge
- Three Bedrooms
- Modern Family Bathroom
- Enclosed Rear Garden
- Off Road Parking
- Call nest Your Local Agent 0116 2772277
- Council Tax Band B | EPC Rating C | Freehold

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

This beautifully presented three bedroom semi-detached home offers an inviting and comfortable living space, perfect for modern family living. Upon entering the property through the front porch, you are greeted by a spacious and light-filled lounge. The room features a staircase rising to the first floor, and a charming feature fireplace, which creates a warm and cosy atmosphere. A door from the lounge leads into the extended open-plan living dining kitchen, a stunning and well designed space that serves as the heart of the home. The kitchen is fitted with modern wall and base units with a porcelain sink drainer, complemented by a central island that adds a luxurious touch. The kitchen is well equipped with an integrated range style cooker and hob with an extractor fan overhead, Space for a fridge freezer and plumbing for a washing machine and dishwasher. Upstairs, the first floor boasts three well proportioned bedrooms. The main bedroom having ample space for storage with fitted wardrobes. The modern family bathroom features a bath with a shower over, a wash hand basin, and a low-level WC, offering both convenience and comfort. Externally, the property benefits from an enclosed rear garden with a raised lawn area as well as a patio space perfect for outdoor entertaining. To the front of the house, there is a driveway offering off-road parking for your vehicles, and side access leading you to the rear garden. This property is the perfect family home, combining modern amenities and a homely feel throughout. Don't miss the opportunity to make this house your home.

